

84-311-A

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section (302) 400.1 to permit an existing accessory structure to be within (9') to the side and 0' to the rear property line instead of the required 2.5 ft./ and section 400.3 to permit an average height of 18'4" instead of the required 15 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)

1. Winter storage of shore exterior and boat materials due to loss of back lot
2. Storage of tools and material for resident
3. For beach house and recreation

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
MARK M. CLARK
(Type or Print Name)
Signature
(Type or Print Name)
Signature

Attorney for Petitioner:
William D. Hooper, Jr.
(Type or Print Name)
Signature
125 N. Main Street
Address
Baltimore, Maryland 21204
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Mary M. Clark 282-1134
8418 Cove Rd. 21222
Address
City and State

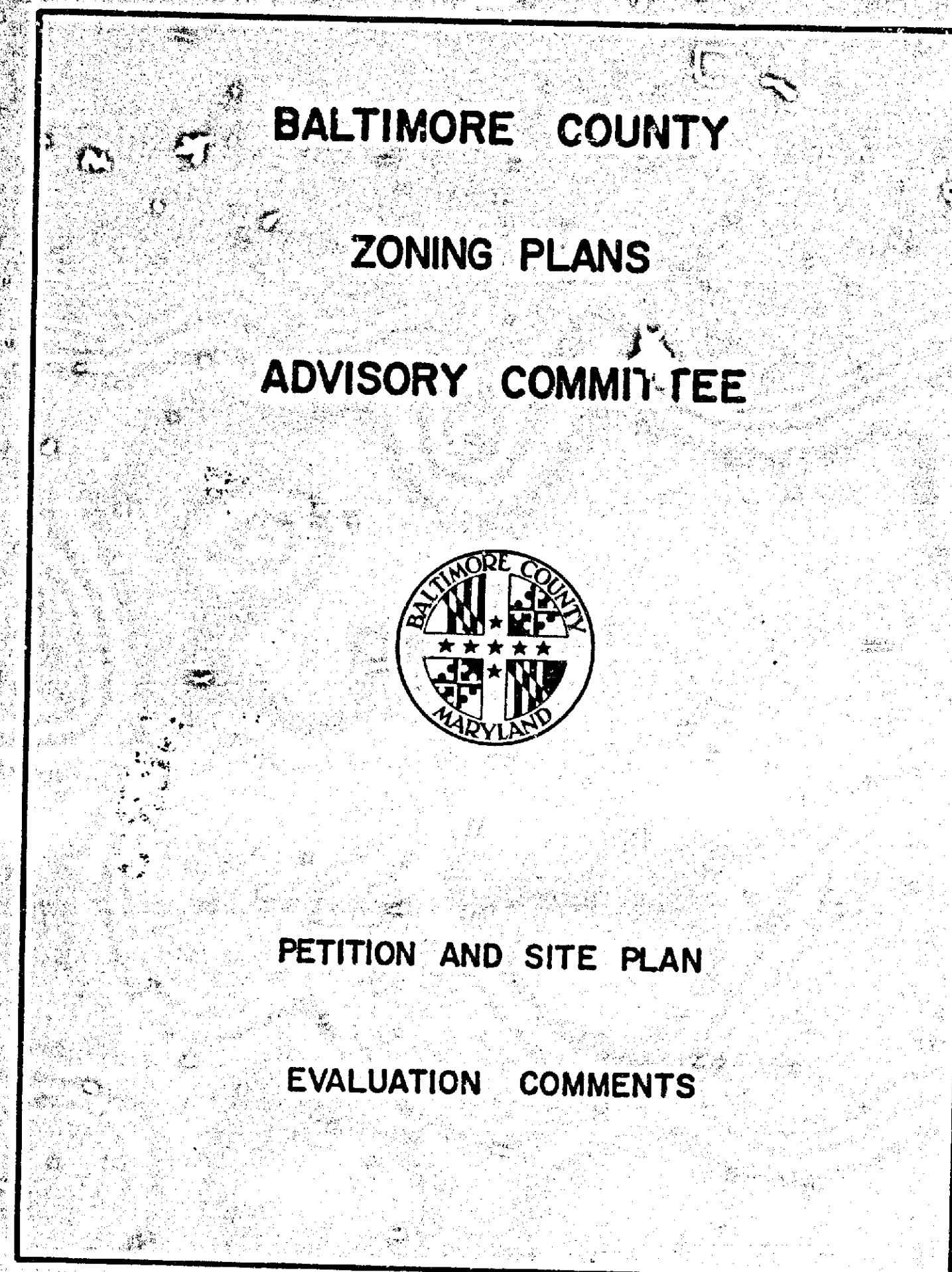
Attorney's Telephone No.: 8418 Cove Rd. 21222
Address
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of March, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of May, 1984, at 9:45 o'clock A.M.

Rescheduled:
Monday, July 2, 1984
at 1:30 P.M.

Carl Jahn
Zoning Commissioner of Baltimore County.

(over)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: April 20, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Mary M. Clark
SUBJECT: 84-311-A

There are no comprehensive planning factors requiring comment on this petition.

NEG/JGH/sf

Norman E. Gerber, Director
Office of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 26, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

o/o
Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Ms. Mary Clark
8418 Cove Road
Baltimore, Maryland 21222

RE: Item No. 249 - Case No. 84-311-A
Petitioner - Mary M. Clark
Variance Petition

Dear Ms. Clark:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to legalize the existence of the second floor of the existing "shed", this hearing is required. It should be noted that this structure could not be used as another living unit.

Particular attention should be afforded to the comments of the Department of Permits and Licenses.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 4, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #249 (1983-1984)
Property Owner: Mary M. Clark
N/ES Cove Rd. 445' E. from centerline
Stamshaw Road extended
cres: 50/50 X 172/195 District: 12th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Cove Road, an existing public road, is proposed to be further improved in the future on the 40-foot right-of-way with an ultimate standard type roadway termination.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #249 (1983-1984)
Property Owner: Mary M. Clark
Page 2
May 4, 1984

Storm Drains: (Cont'd)

The property to be developed is located adjacent to tidewater. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential and commercial developments.

Water and Sanitary Sewer:

There is an 8-inch public water main and 8-inch public sanitary sewerage in Cove Road.

Very truly yours,

Robert A. Martin, P.E., Chief
Bureau of Public Services

RM:EDM:FM:rs

E-SW Key Sheet
17 SE 24 Pos. Sheet
SE 5 P Topo
103 & 104 Tax Maps

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

4/4/84

Re: Zoning Advisory Meeting of 3/21/84
Item # 249
Property Owner: MARY M. CLARK
Location: N/ES COVE RD. 445' E. of STAMSHAW RD. EXT.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

Eugene A. Bober
Chief, Current Planning and Development

cc: James Howell

84-311-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 27th day of May, 1984

ARNOLD JABLON
Zoning Commissioner

Petitioner Ms. Mary Clark
Petitioner's Attorney

Received by Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

The Petitioner presented no testimony regarding the need for such a height and why it would be a practical difficulty not to comply with the requirements of Section 400.3. There is no need to determine whether the conditions precedent as delineated by Section 307 have been satisfied for the rear and side yard setbacks. However, it is necessary to make this determination for the height of the shed, and the Petitioner has failed to meet the standard of proof established therein.

It must be pointed out that while it is possible to build onto the side of the existing shed by raising the finished floor of the addition approximately 2 1/2 feet above that of the existing shed, there was no testimony presented by the Petitioner why this would be impossible.

The Court of Special Appeals has held that a variance relating to certain "area" restrictions, as distinguished from restrictions on the use of the property, must be judged under the "practical difficulty" test. Anderson v. Bd. of Appeals of Town of Chesapeake Beach, 22 Md. App. 28 (1974). See Bd. of Adjustment, Etc. v. Kwik-Check Realty, 389 A.2d 1289 (Del. Supr., 1978). As noted in Anderson, the factors to be considered under this test in determining whether a variance should be granted are:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

If property cannot be reasonably adapted to use in conformity with zoning ordinance restrictions because of unique circumstances, any hardship may be

relieved through the variance procedure. However, if the unusual circumstances which hinder reasonable use of the property in accordance with zoning restrictions have been caused or created by the property owner or his predecessor in title, hardship cannot be demonstrated since it is essentially self-created and not due solely to the manner of the operation of the ordinance upon the subject property.

Any petitioner who seeks a variance must exercise proper diligence in ascertaining zoning ordinance requirements to avoid a resultant hardship before he acquires the property. If such diligence is not exercised, the hardship must be regarded as self-created and a variance can be properly refused. Wilson v. Mayor and Commissioners of Elkton, 35 Md. App. 417 (1977).

The Petitioner's problem here is a personal one, not a problem inherent in the land itself or in the application of the BCZR to the land. Such personal problems are generally not appropriate subjects for relief by way of the variance procedure. See 3 Anderson, American Law of Zoning, Section 18.53 (2nd Edition, 1977).

The Petitioner certainly did not exercise the appropriate diligence that is required. Notwithstanding the testimony presented, there is insufficient evidence to permit a finding that the hardship or difficulties to be experienced if the requested variances were denied will be caused by the zoning restrictions which relief is sought.

Even though there are other accessory structures on waterfront properties in this area, Section 400.1 is clear and unambiguous, i.e., accessory structures must be in the rear. "We hold that the sole basis for denying the variance is that no substantial evidence of hardship was introduced. Without this prima facie showing issues of the effect on the community are not relevant." In the Matter of Eric R. Bragg, et al, Bd. of Appeals of Balto. Co., Case Nos. 83-245-A and 82-142-V (1984). The Protestants have a right to have the law enforced.

The Petitioner could easily have built her addition to the side of the shed. There was no testimony that to build the addition to the side, approximately 2 1/2 feet above the existing shed, would be too burdensome. Indeed, it would seem that the sole reason for refusing to do so would be that construction had already begun and the cost would be too great. Such reasoning is not sufficient. It is true and uncontested that there are other two-story accessory structures in the area but that fact is immaterial here.

An alternative does exist, notwithstanding the existing, illegal addition. The Petitioner can still make use of her property for the purpose intended. Her enjoyment would in no way be diminished by the placement of the addition elsewhere.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons given above, the requests for side and rear yard variances should be dismissed and the height variance should not be granted. Thus, if the Petitioner can reduce the height of the structure to 15 feet, the addition may remain, subject to certain conditions.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of October, 1984, that the variances to permit a side yard setback of nine inches and a rear yard setback of zero feet instead of the required 2 1/2 feet for an existing accessory structure are hereby DISMISSED and the variance to permit an average height of 18 feet 4 inches instead of the required 15 feet is hereby DENIED. However, the addition may remain, subject to the following restrictions:

- If the height of the accessory structure, including the illegal addition, can be reduced to an average of 15 feet, pursuant to Section 400.3, the structure may be maintained, subject to the following:
- the new roof of the addition may not extend over the property line onto the Protestants' property; the Petitioner must insure that no such overhang exists;

- the Petitioner shall install appropriate rain gutters and spouts to limit the amount of possible runoff from the shed onto the Protestants' property; and
 - the shed shall not be utilized for commercial purposes or for living quarters.
- Compliance with the comments submitted by the Baltimore County Zoning Advisory Committee (ZPAC), which are adopted in their entirety and made a part of this Order.
 - The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AL/srl

cc: William D. Hooper, Jr., Esquire
Howard J. Needle, Esquire
Paul Goldberg, Esquire
People's Counsel

UNDER RECEIVED FOR FILING

DATE *October 10, 1984*

BY *[Signature]*

- 6 -

ORDER RECEIVED FOR FILING

DATE *October 10, 1984*

BY *[Signature]*

- 7 -

ORDER RECEIVED FOR FILING

DATE *October 10, 1984*

BY *[Signature]*

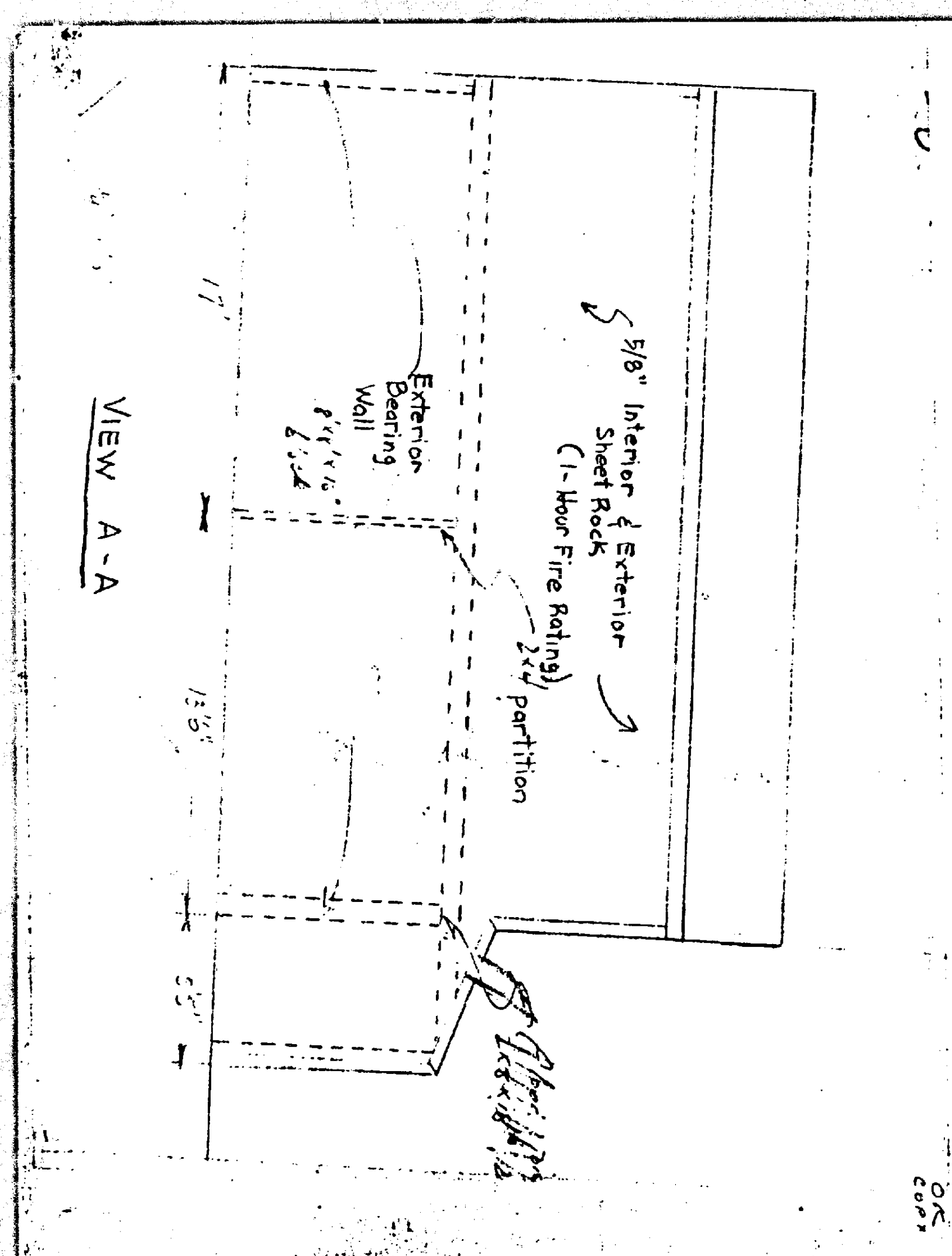
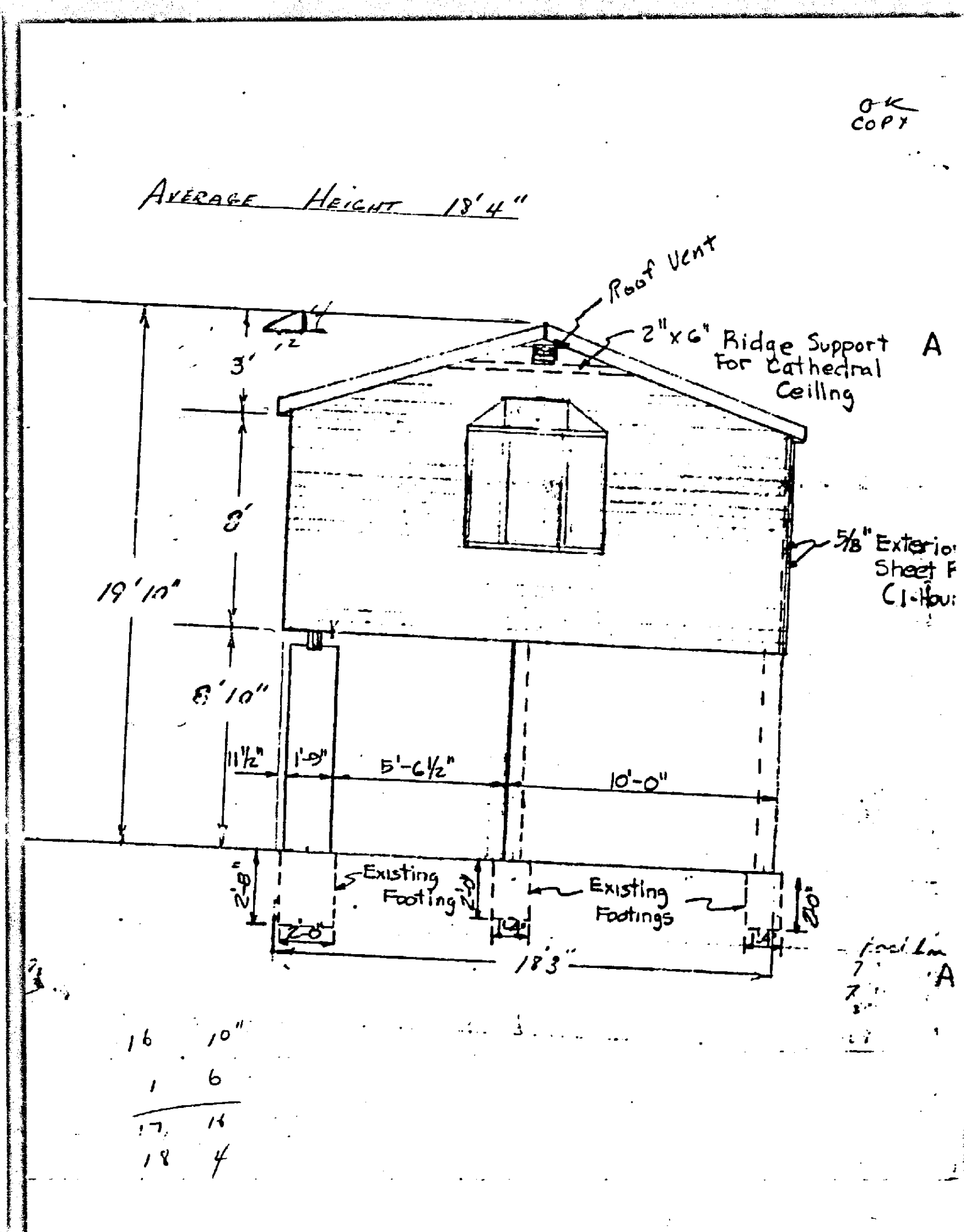
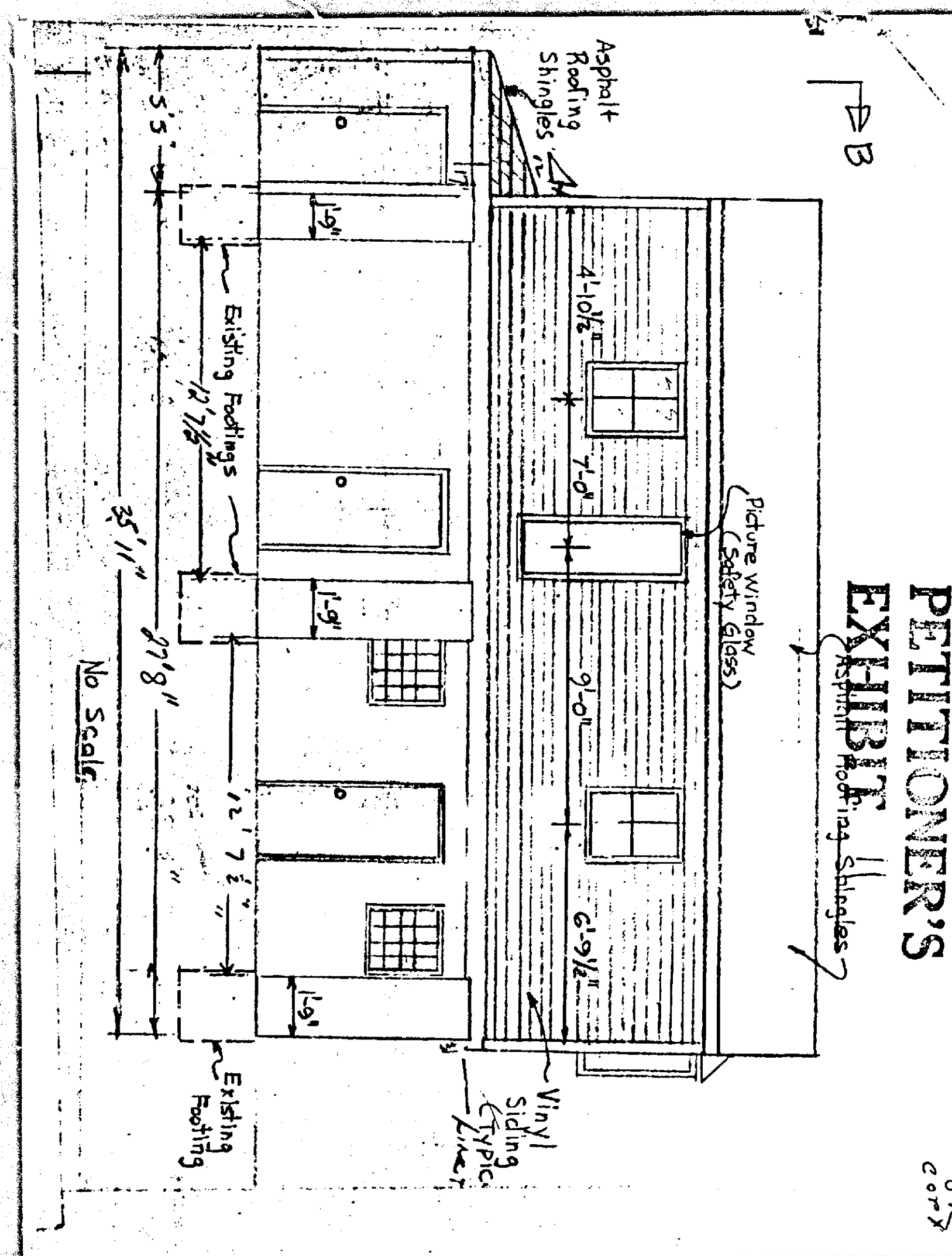
- 8 -

ORDER RECEIVED FOR FILING

DATE *October 10, 1984*

BY *[Signature]*

- 9 -



County Board of Appeals of Baltimore County
Room 200 Court House
Cotman, Maryland 21204
(301) 494-3180
April 30, 1985

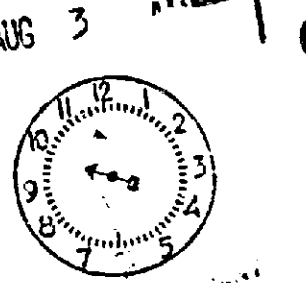
William D. Hooper, Jr., Esq.
125 N. Main Street
Bel Air, Maryland 21014

Dear Mr. Hooper:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,
[Signature]
June Holmen, Secretary

Encl.
cc: Mary M. Clark
Howard J. Needle, Esq.
Paul Goldberg, Esq.
Phyllis C. Friedman
Norman Gerber
James Hoswell
Arnold Jablon
Jean Jung
James Dyer


 LAW OFFICES
 NEEDLE, EHUDIN AND ROSOLIO
 505 ALEX. BROWN BUILDING
 102 WEST PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21204
 (301) 321-0300

SIDNEY A. NEEDLE
 (1936-1977)
 MARCY MAX EHUDIN
 (1904-1970)

AUGUST 2, 1984

The Honorable Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Case No. 84-311-A
 8418 Cove Road
 Continued Hearing - 9/12/84, 10:00 a.m.

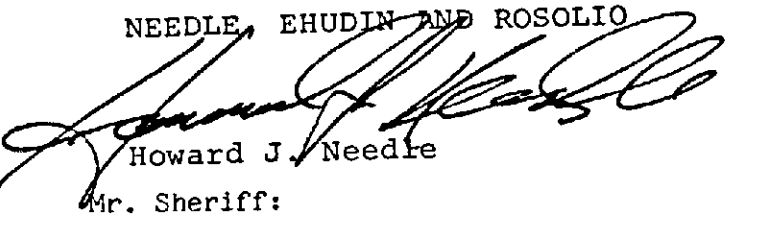
Dear Mr. Jablon:

Please issue Subpoena Duces Tecum for the following building inspectors to appear at the continued zoning hearing on September 12, 1984 at 10:00 a.m. before the Zoning Commissioner of Baltimore County, and to produce all of their Baltimore County records, files, reports, photographs and other materials pertaining to the property located at 8418 Cove Road:

Frank Gunther
 Building Inspector's Office
 County Office Building
 Towson, Maryland 21204

Charles Strosnider
 Building Inspector's Office
 County Office Building
 Towson, Maryland 21204

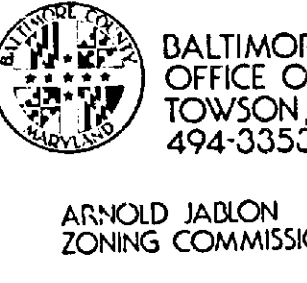
Thanks again for your cooperation and assistance.

Very truly yours,
 NEEDLE, EHUDIN AND ROSOLIO

 Howard J. Needle
 Mr. Sheriff:

Please issue subpoena duces tecum in accordance with the above.

HJN:lmb
 cc: Mr. & Mrs. William Haase
 Paul Goldberg, Esquire

Zoning Commissioner of Baltimore County


 BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

ARNOLD JABLON
 ZONING COMMISSIONER

August 3, 1984

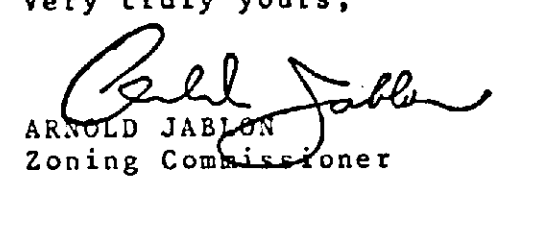
William D. Hooper, Jr., Esquire
 125 North Main Street
 Bel Air, Maryland 21014

and
 Howard J. Needle, Esquire
 Alex Brown Building
 102 West Pennsylvania Avenue
 Suite 505
 Towson, Maryland 21204

Re: Petition for Variance
 NE/S Cove Rd., 445' E of the c/l of
 Stansbury Rd. (extended) 8418 Cove Road
 Mary M. Clark - Petitioner
 Case No. 84-311-A

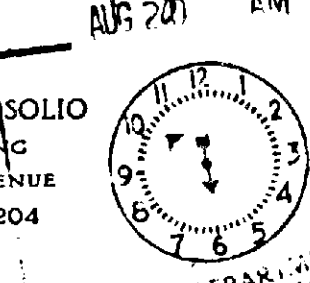
Gentlemen:

This will confirm that the continued hearing date for the subject case will be Wednesday, September 12, 1984 at 10:00 A.M. Please advise anyone that you feel should attend.

Very truly yours,

 ARNOLD JABLON
 Zoning Commissioner

AJ:aj

92-413


 LAW OFFICES
 NEEDLE, EHUDIN AND ROSOLIO
 505 ALEX. BROWN BUILDING
 102 WEST PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21204
 (301) 321-0300

SIDNEY A. NEEDLE
 (1936-1977)
 MARCY MAX EHUDIN
 (1904-1970)

AUGUST 17, 1984

The Honorable Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Case No. 84-311-A
 Petition for Variance
 Mary M. Clark
 8418 Cove Road

Dear Mr. Jablon:

Although I am not requesting it at this time, I think it prudent that I inform you that I may require a postponement of the continued hearing of the above matter scheduled for September 12, 1984 at 10:00 a.m.

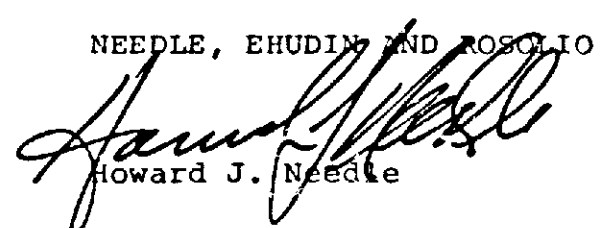
You will recall that, at the conclusion of the original hearing on July 2, 1984, and pursuant to your letter of July 3, 1984, a survey was to be conducted at the property in question. I informed you then that I may require a survey of the property, dependent upon the result of the survey to be conducted by the petitioner. We thought there would be plenty time to conduct the two surveys before September. I understand from my client that the petitioner's surveyors were at the property about a month ago, but I have not received a copy of their survey. I wrote to Mr. Hooper about this on August 3 and told him that I needed that survey within a week, or may have to postpone the September 12 hearing. I called his office a couple of days ago and left the same message, but have received no response. I am now leaving on a two week vacation.

If, upon my return after Labor Day, I find it necessary for my clients to order a survey, it is doubtful that it can be completed before the September 12th hearing and I will then have to request a postponement.

LAW OFFICES
 NEEDLE, EHUDIN AND ROSOLIO

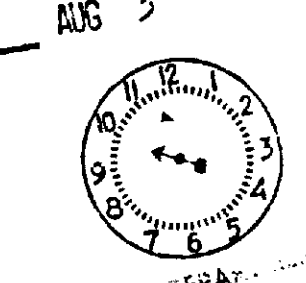
Honorable Arnold Jablon
 August 17, 1984
 Page Two

I certainly hope this complication causes you no great inconvenience.

Respectfully,

 NEEDLE, EHUDIN AND ROSOLIO
 Howard J. Needle

HJN:lmb

cc: William D. Hooper, Jr., Esq.
 Paul Goldberg, Esquire
 Mr. and Mrs. William Haase


 LAW OFFICES
 NEEDLE, EHUDIN AND ROSOLIO
 505 ALEX. BROWN BUILDING
 102 WEST PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21204
 (301) 321-0300

SIDNEY A. NEEDLE
 (1936-1977)
 MARCY MAX EHUDIN
 (1904-1970)

AUGUST 2, 1984

The Honorable Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Case No. 84-311-A
 8418 Cove Road
 Continued Hearing - 9/12/84, 10:00 a.m.

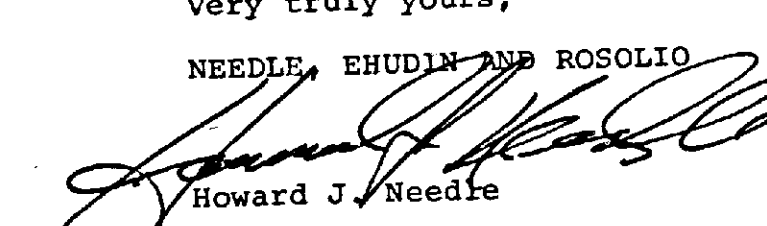
Dear Mr. Jablon:

Please issue Subpoena Duces Tecum for the following building inspectors to appear at the continued zoning hearing on September 12, 1984 at 10:00 a.m. before the Zoning Commissioner of Baltimore County, and to produce all of their Baltimore County records, files, reports, photographs and other materials pertaining to the property located at 8418 Cove Road:

Frank Gunther
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 County Office Building
 Towson, Maryland 21204

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 County Office Building
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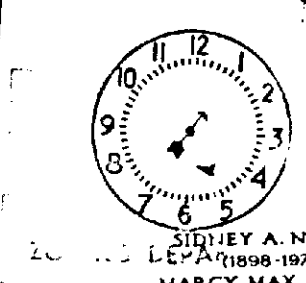
Thanks again for your cooperation and assistance.

Very truly yours,
 NEEDLE, EHUDIN AND ROSOLIO

 Howard J. Needle
 Mr. Sheriff:

Please issue subpoena duces tecum in accordance with the above.

HJN:lmb
 cc: Mr. & Mrs. William Haase
 Paul Goldberg, Esquire

Zoning Commissioner of Baltimore County


 LAW OFFICES
 NEEDLE, EHUDIN AND ROSOLIO
 505 ALEX. BROWN BUILDING
 102 WEST PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21204
 (301) 321-0300

SIDNEY A. NEEDLE
 (1936-1977)
 MARCY MAX EHUDIN
 (1904-1970)

SEPTEMBER 5, 1984

HAND DELIVERED

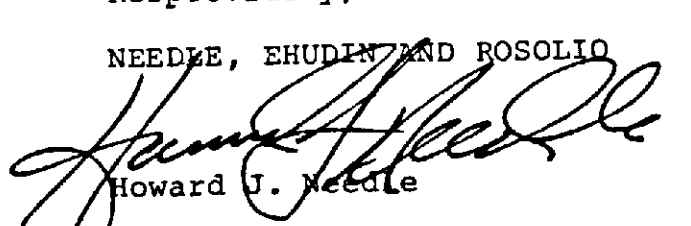
The Honorable Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Case No. 84-311-A
 Petition for Variance
 Mary M. Clark
 8418 Cove Road

Dear Mr. Jablon:

Regrettably, I must request a postponement of the continued hearing in the above matter which is now scheduled for September 12, 1984 at 10:00 a.m. I returned from vacation yesterday to find on my desk a survey prepared on behalf of the Petitioners, dated August 21, 1984. Because of the result of that survey my clients, Mr. and Mrs. William Haase, consider it necessary to order their own survey. A surveyor was contacted yesterday and reported that he could not possibly complete the job within a week, prior to the hearing. The Petitioners have taken about seven weeks to complete their survey and it would be unreasonable to expect my clients to complete theirs within one week.

Thus, a postponement of the hearing is respectfully requested.

Respectfully,
 NEEDLE, EHUDIN AND ROSOLIO

 Howard J. Needle

HJN:lmb

cc: Mr. & Mrs. W. Haase
 William D. Hooper, Jr., Esq.
 Paul Goldberg, Esq.
 Mr. Frank Gunther
 Mr. Charles Strosnider

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Gene Bober, Chief
 TO: Current Planning & Development Date: June 29, 1984

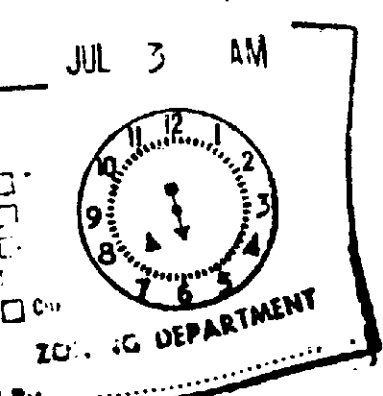
Paul J. Solomon
 FROM: Environmental Planning Sec.

SUBJECT: Zoning Variance - Mary Clark

The Environmental Planning Section has reviewed this request for a variance and has found that the requested variance, if granted, will have no adverse impact on water quality or fish, wildlife, and plant habitat. Therefore, the requested variance, if granted, is consistent with the requirements of the State of Maryland's Critical Area requirements.

PJS:eds

cc: Arnold Jablon
 James Hoswell
 Andrea VanArsdale
 David Flowers


 JUL 3 AM
 CIV. ENG. DEPARTMENT

BALTIMORE COUNTY, MARYLAND


INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 31, 1984

FROM: Edward A. McDonough, P.E.

SUBJECT: Zoning Items - Critical Area

Attached are comments from James Markle for critical area items requested by your office.


 EDWARD A. McDONOUGH, P.E., Chief
 Developers Engineering Division

EAM:iss
 Attachment

BALTIMORE COUNTY, MARYLAND
Office of the Buildings Engineer

JOB LOCATED AT: 2418 Cove Rd.
DISTRICT: 12 PCT: 12 BLDG. INSP. — 494-3953
ELED. INSP. — 494-3953
SEW. CON. INSP. — 494-3953
BLDG. ENG. — 494-3953
OTHER: 12

PERMIT NO. 0141

STOP WORK ORDER

I HAVE THIS DAY INSPECTED THIS STRUCTURE AND THESE PREMISES AND HAVE FOUND THE FOLLOWING VIOLATIONS OF THE LAWS OF BALTIMORE COUNTY CODE SEC. 12-111

YOU ARE HEREBY NOTIFIED THAT ALL WORK BEING PERFORMED AT THIS LOCATION SHALL IMMEDIATELY STOP, WITH THE EXCEPTION OF

WHICH IS TO CORRECT UNSAFE CONDITIONS. FAILURE TO COMPLY CONSTITUTES A VIOLATION OF COUNTY LAW. THE CORRECTIONS MUST BE COMPLETED NOT LATER THAN DATE: 7/2/84

AN INVESTIGATION FEE WILL BE CHARGED YES NO

DATE: 6/16/84 SIGNED INSPECTOR: [Signature]

ALL CORRECTIONS COMPLETE AND APPROVED
DATE: 6/16/84 SIGNED INSPECTOR: [Signature]

DO NOT REMOVE THIS TAG

Ms. Mary M. Clark
8418 Cove Road
Baltimore, Maryland 21222

NOTICE OF HEARING
Re: Petition for Variances
NE/S Cove Rd., 445' E of the c/l of
Stansbury Rd. (extended) - 8418 Cove Road
Mary M. Clark - Petitioner
Case No. 84-311-A

TIME: 9:45 A.M.
DATE: Tuesday, May 15, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 3/16/84 ACCOUNT: 01-615-000
AMOUNT: \$35.00
RECEIVED FROM: Mary M. Clark
FOR: File fee for Item # 249
CASH

VALIDATION OR SIGNATURE OF CASHIER

William D. Hooper, Jr., Esquire
125 N. Main Street
Bel Air, Maryland 21014

**RESCHEDULED
NOTICE OF HEARING**
Re: Petition for Variances
NE/S Cove Rd., 445' E of the c/l of
Stansbury Rd. (extended) - 8418 Cove Road
Mary M. Clark - Petitioner
Case No. 84-311-A

TIME: 1:30 P.M.
DATE: Monday, July 2, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Howard J. Needle, Esquire
505 Alex Brown Building
Towson, Maryland 21204

[Signature]
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12 Date of Posting: 6/17/84
Posted for: Notice for Variance
Petitioner: Mary M. Clark
Location of property: NE/S Cove Rd. 445' E of the c/l of Stansbury Rd. (extended)
Location of Sign: Young Cove Rd. (3413 Ave. Rd.)
Remarks: reopened for rescheduled hearing
Posted by: [Signature] Date of return: 6/22/84
Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12 Date of Posting: 4/29/84
Posted for: Petition for Variance
Petitioner: Mary M. Clark
Location of property: NE/S Cove Rd. 445' E of the c/l of Stansbury Rd. (extended)
Location of Sign: Young Cove Rd. (3413 Ave. Rd.)
Remarks: [Signature]
Posted by: [Signature] Date of return: 5/3/84
Number of Signs: 1

CERTIFICATE OF PUBLICATION

**OFFICE OF
Dundalk Eagle**

38 N. Dundalk Ave.
Dundalk, Md. 21222 April 26, 1984

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #54737
Req. #160719.
was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 27th day of April 1984; that is to say, the same was inserted in the issues of April 26, 1984

Kimbel Publication, Inc.
per Publisher.

By [Signature]

CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCES
11th Election District

ZONING: Petition for Variance
LOCATION: Northeast side, Cove Road, 445' E of the c/l of Stansbury Rd. (extended) - 8418 Cove Road
DATE & TIME: Tuesday, May 15, 1984 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
a. Petition for Variance to permit an existing accessory structure to be within 8 inches to the side and 8 inches to the rear property line instead of the required 25 ft. and to permit an average height of 10 ft. 4 inches instead of the required 10 ft.
b. Being the property of Mary M. Clark, as shown on plat filed with the Zoning Department.
c. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
April 26, 1984

TOWSON, MD., April 26, 1984
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once a week~~ or one time ~~successive weeks~~ before the 15th day of May 1984, the 15th publication appearing on the 26th day of April 1984.

THE JEFFERSONIAN
[Signature]
Manager.

Cost of Advertisement, \$ 20.00

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

May 9, 1984

Ms. Mary M. Clark
8418 Cove Road
Baltimore, Maryland 21222

Re: Petition for Variances
NE/S Cove Rd. 445' E of the c/l of
Stansbury Rd. (extended) - 8418 Cove Road
Mary M. Clark - Petitioner
Case No. 84-311-A

Dear Ms. Clark:

This is to advise you that \$56.20 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 6-22-84 ACCOUNT: R-01-615-000
AMOUNT: \$56.20
RECEIVED FROM: Arnold Jablon, Jr., Esquire
FOR: Advertising & Posting fee #84-311-A
(Mary M. Clark)
C 015*****562000 2224A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

**OFFICE OF
Dundalk Eagle**

38 N. Dundalk Ave.
Dundalk, Md. 21222 June 15, 1984

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #56415 - Req. #163137 - PETITION FOR VARIANCE, was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 15th day of June 1984; that is to say, the same was inserted in the issues of June 14, 1984

Kimbel Publication, Inc.
per Publisher.

By [Signature]

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

June 15, 19 84

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O.#56415 - Reg. #L63137 - PETITION FOR VARIANCE, was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 15th day of June 19 84; that is to say, the same was inserted in the issues of June 14, 1984

RESCHEDULED
PETITION FOR VARIANCES
12th Election District
Zoning Petition for Variance
LOCATED: Northeast side Cove Road, 445' E. of the centerline of Stansbury Road (extended) - (8418 Cove Road)
Case No. 84-311-A
DATE & TIME: Monday, July 2, 1984 at 1:30 p.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act & Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit an existing accessory structure to be within 9 inches to the side and 0 inches to the rear property line instead of the required 2.5 ft. to permit an average height of 18 ft. 4 inches instead of the required 15 ft. Being the property of Mary M. Clark, as shown on plat plan filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

Kimbel Publication, Inc.
per Publisher.

K.C. Delbe

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 14, 19 84

THIS IS TO CERTIFY, that the annexed advertisement was published in **THE JEFFERSONIAN**, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 14, 19 84.

THE JEFFERSONIAN,

W. Kenton
Publisher

Cost of Advertising
\$22.00

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

June 20, 1984

William D. Hooper, Jr., Esquire
125 N. Main Street
Bel Air, Maryland 21014

Re: Petition for Variances
NE/S Cove Rd., 445' E of the c/l of Stansbury Rd. (extended) - 8418 Cove Road
Mary M. Clark - Petitioner
Case No. 84-311-A

Dear Mr. Hooper:

This is to advise you that \$61.00 is due for advertising and posting of the above property. (2nd time)

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 131906

R-01-615-000

DATE: 6/27/84

AMOUNT: \$61.00

RECEIVED FROM: William D. Hooper, Jr., Esquire
FOR: 2nd advertising and posting of Case 84-311-A
(Mary M. Clark)

G 648*****61010 227-A

VALIDATION OR SIGNATURE OF CASHIER

osting the first time, was
quest of the postponement.
diathly.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

NORMAN E. GERBER
DIRECTOR

June 26, 1984

Ms. Mary Clark
8418 Cove Road
Baltimore, Md. 21222

RE: Item No. 249 - Case No. 84-311-A
Petitioner - Mary M. Clark
Variance Petition

Dear Ms. Clark:

The enactment of the State of Maryland Critical Areas Commission Legislation (1984 Maryland Laws, Chapter 794) affects your proposed requested variance.

This law was signed by Governor Hughes on May 29, 1984. Among other provisions, it requires that all proposed variances and special exceptions within the boundaries of the "Critical Area" minimize adverse impacts on water quality. Fish, wildlife, plant habitat which may be adversely affected by the proposed development must be identified and protected.

Your proposed construction is located within the boundaries of the critical area. Any development so located that has filed an application with Baltimore County after March 1, 1984 or completed its application after June 1, 1984, is subject to the law. Therefore, Baltimore County is required to find that your development is environmentally sensitive and that it will minimize damage to water quality, wildlife and sensitive habitats. The results of the County's finding may determine the decision which will be reached by the Zoning Commissioner on your petition.

In order for you and Baltimore County to comply with State law, you must provide detailed information sufficient to allow the County to review the environmental effects of your development. This information is in addition to that which has already been provided. A list of the needed data is attached. Staff members of this office will be available for consultation before you undertake any research. You may contact Eugene Bober if you have any questions (494-3355).

Sincerely yours,

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/sf

Attachment

file

RESCHEDULED PETITION FOR VARIANCES

12th Election District

ZONING: Petition for Variances

LOCATION: Northeast side Cove Road, 445 ft. East of the centerline of Stansbury Road (extended) - (8418 Cove Road)

DATE & TIME: Monday, July 2, 1984 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit an existing accessory structure to be within 9 inches to the side and 0 inches to the rear property line instead of the required 2.5 ft. and to permit an average height of 18 ft. 4 inches instead of the required 15 ft.

Being the property of Mary M. Clark, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY DEPARTMENT OF HEALTH

September 6, 1984
Date

Zoning Commissioner
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

CRITICAL AREA REVIEW

Zoning Item # 249 Zoning Advisory Committee Meeting of March 27, 1984

Property Owner: Mary M. Clark

Location: NE/S Cove Road District 12

Stream(s) on Property Yes No ☒

COMMENTS

Wetlands/Hydric Soils Yes No ☒

COMMENTS

Note: As per Baltimore County Health Department Wetland Guidelines, development or grading is prohibited in upland and tidal wetlands.

OTHER COMMENTS No comment.

B.H. Byrd

NEEDLE, EHUDIN AND ROSOLIO
505 ALEX. BROWN BUILDING
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 321-0300

September 12, 1984

The Honorable Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Case No. 84-311-A
Petition for Variance
Mary M. Clark
8418 Cove Road

Dear Mr. Jablon:

Please reissue summons for the two following building inspectors to testify at the rescheduled hearing of the above captioned matter on October 2, 1984 at 10:00 a.m.

Frank Gunther
Building Inspector's Office
County Office Building
Towson, Maryland 21204

Charles Stroosnider
Building Inspector's Office
County Office Building
Towson, Maryland 21204

Very truly yours,

Howard J. Needle
Howard J. Needle

HJN:imb

cc: Mr. and Mrs. W. Haase
Paul Goldberg, Esquire

Mr. Sheriff:

Please issue summons in accordance with the above.

SUMMONED 7-13-84 1984

NOT SERVED

SHERIFF

OF BALTIMORE COUNTY

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 4, 1985

Ms. Mary M. Clark
8418 Cove Road
Baltimore, Maryland 21222

RE: Case No. 84-311-A
12th Election District

Dear Ms. Clark:

Pursuant to a telephone conversation with Mrs. Petr regarding the compliance to reduce the height of the accessory structure, an extension to July 29, 1985 will be granted.

Very truly yours,

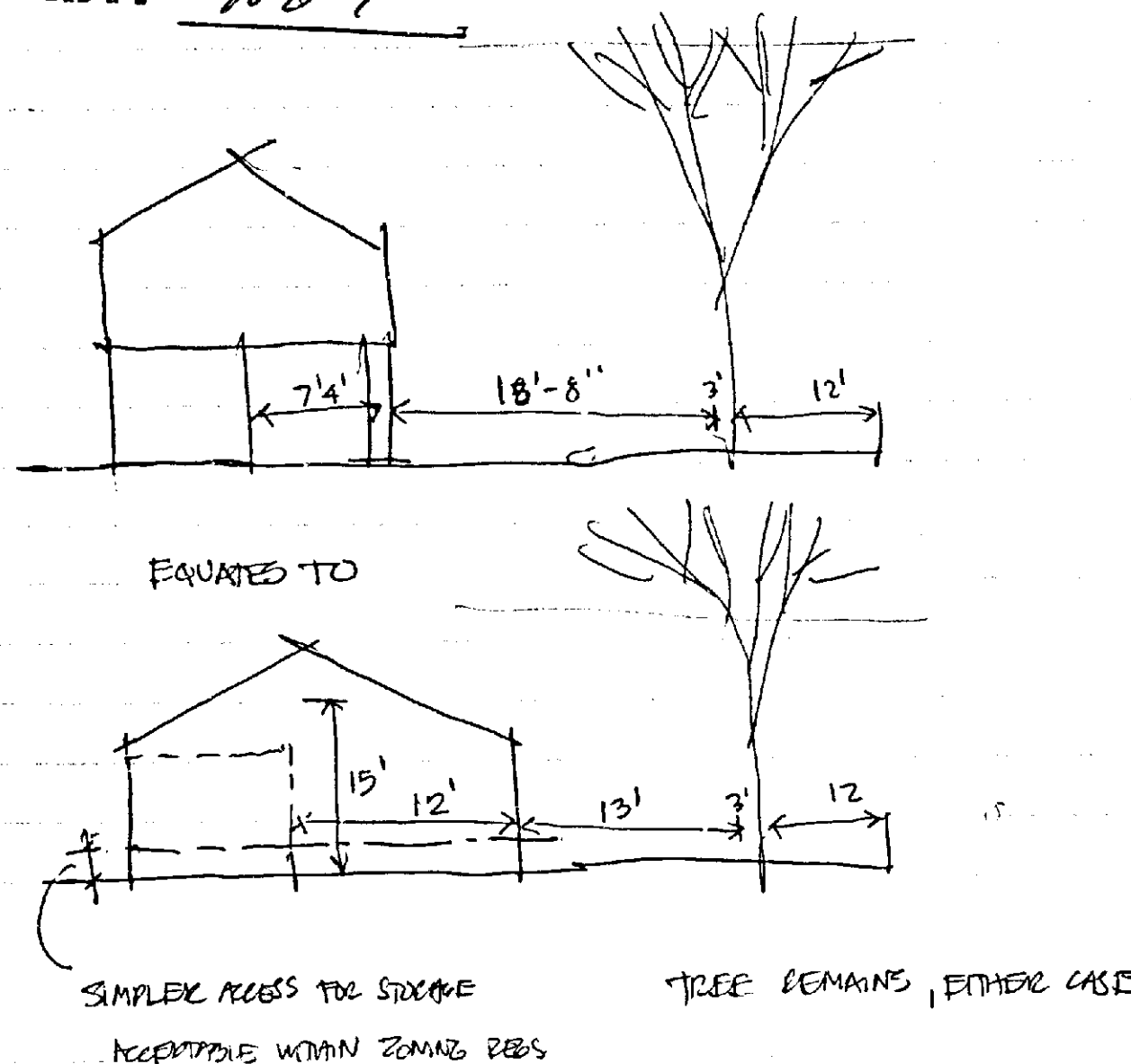
Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:CKR:eoh

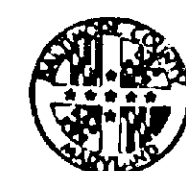
cc: Mr. Joseph Nolan
Building Engineer

Zoning Enforcement Section

BOARD OF APPEALS
PROTESTANT'S
EMPHATIC



GUSTAV D. COOKE, A.I.A.



County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 424-3180
November 19, 1984

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 84-311-A

MARY M. CLARK

NE/S Cove Rd., 445' E of the c/l of
Stansbury Rd. (extended)
(8418 Cove Rd.)

12th District

Variance-Accessory structure

10/17/84 - Z.C.'s Order - Part dismissed;
Part denied

ASSIGNED FOR:

cc: Mary Clark

William Hooper, Jr., Esq.

Howard J. Needle, Esq.

Paul Goldberg, Esq.

Phyllis C. Friedman

N. E. Gerber

J. Hoswell

A. Jablon

J. Jung

J. Dyer

TUESDAY, FEBRUARY 19, 1985, at 10 a.m.

Petitioner

Counsel for the Petitioner

Counsel for Protestants (Mr. & Mrs. Haase, Jr.)

Counsel for Protestants (Mr. & Mrs. Haase, Jr.)

People's Counsel

June Holmen, Secy.

Zoning Description

Beginning on the NE/S Cove Road at the distance of
East
145 ft. from the centerline of Stansbury Road extended
across the R/R tracks. Being lot number 21 on the plat of
Stansbury Shores, 12th Election District. Also known as 8418
Cove Road.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 11/20/84
Posted for: Appeal for Variance
Petitioner: Mary M. Clark
Location of property: NE/S Cove Rd., 445' E of Stansbury Rd. (extended)
Location of Signs: 10' from Boarding, facing Boarding, on R.R. tracks property
Remarks:
Posted by: M. J. [Signature] Date of return: 11/16/84
Number of Signs: 1

11/19/84 - Following were notified of hearing set for Tues. Feb. 19, 85, at 10 a.m.:

Mary Clark
Wm. Hooper, Jr.
Howard Needle, Esq.
Paul Goldberg
P. Friedman
N. Gerber
J. Hoswell
A. Jablon
J. Jung
J. Dyer

BALTIMORE COUNTY, MARYLAND No. 85180

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS - CASH RECEIPT

DATE: 2/11/85 ACCOUNT: 01.712

AMOUNT: \$1.50

RECEIVED: Howard Needle, Esq.

FOR: copies of documents from file #84-311-A, Mary M. Clark

B 248*****1501a 2116F

VALIDATION OR SIGNATURE OF CASHIER

#84-311-A

12th District

NE/S Cove Rd., 445' E of c/l of Stansbury Rd. extended
(8418 Cove Rd.)

Mary M. Clark

1 SIGN

LAW OFFICES

NEEDLE, EHUDIN AND ROSOLIO
505 ALEX. BROWN BUILDING
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 321-0300

SIDNEY A. NEEDLE
(1958-1972)
MARCY MAX EHUDIN
(1964-1970)

HOWARD J. NEEDLE
STEPHEN M. EHUDIN
CHARLES E. ROSOLIO, P.A.
REBECCA J. HOLTZ

*ALSO ADMITTED IN D.C.

February 8, 1985

COST \$5.00

County Board of Appeals
of Baltimore County
Hearing Room #218
Towson, Maryland 21201

SUMMONED 2/8 1985

NOT SERVED 19

REASON NOT SERVED

Re: Case No. 84-311-A
Mary M. Clark - Petitioner
NE/S Cove Road

OF BALTIMORE COUNTY
J. EDWARD MALONE

Gentlemen:

Please issue summons for the following building inspector
to testify at the hearing of the above captioned matter
scheduled for Tuesday, February 19, 1985 at 10:00 a.m.

Charles Strosnider
Building Inspector's Office
County Office Building
Towson, Maryland 21204

Thank you for your assistance in this matter.

Very truly yours,

NEEDLE, EHUDIN AND ROSOLIO

Howard J. Needle

HJN:lmb

cc: Paul Goldberg, Esq.
Mr. & Mrs. W. Haase

Mr. Sheriff:

Please issue this summons.

Edith J. Eisenhart
Edith J. Eisenhart, Adm. Secretary
County Board of Appeals
of Baltimore County

LAW OFFICES

NEEDLE, EHUDIN AND ROSOLIO
505 ALEX. BROWN BUILDING
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 321-0300

SIDNEY A. NEEDLE
(1958-1972)
MARCY MAX EHUDIN
(1964-1970)

HOWARD J. NEEDLE
STEPHEN M. EHUDIN
CHARLES E. ROSOLIO, P.A.
REBECCA J. HOLTZ

*ALSO ADMITTED IN D.C.

February 8, 1985

County Board of Appeals
of Baltimore County
Hearing Room #218
Towson, Maryland 21201

Re: Case No. 84-311-A
Mary M. Clark - Petitioner
NE/S Cove Road

Gentlemen:

Please issue summons for the following building inspector
to testify at the hearing of the above captioned matter
scheduled for Tuesday, February 19, 1985 at 10:00 a.m.

Charles Strosnider
Building Inspector's Office
County Office Building
Towson, Maryland 21204

Thank you for your assistance in this matter.

Very truly yours,

NEEDLE, EHUDIN AND ROSOLIO

Howard J. Needle

HJN:lmb

cc: Paul Goldberg, Esq.
Mr. & Mrs. W. Haase

Mr. Sheriff:

Please issue this summons.

Edith J. Eisenhart
Edith J. Eisenhart, Adm. Secretary
County Board of Appeals
of Baltimore County

8418 Cove Road
Baltimore, Maryland 21222

April 11, 1985

Mr. Keith Franz
Room 200 Court House
Towson, Maryland 21204

RE: Case Number 84311A

Dear Mr. Franz:

A hearing with the Board of Appeals was held on February 19, 1985
for a Zoning Variance on a shed on my home property at the above
address. I am still retaining a lawyer until you reach a decision
and I am therefore wondering how much longer until this decision
is reached.

Mr. Haase, the other person involved, has so far taken it upon
himself to erect an anchor fence with no permit on my property
(proven by a survey) and is getting more surly every day. Seems
we cannot do anything about its removal through the county offices
so a Civil Suit is impending.

As you can see what I must deal with, I hope to clear up this
hearing before taking further action.

Please, any expedience you can give to this case will be greatly
appreciated.

Sincerely yours,

Mrs. Mary S. Petr

Phone numbers at home
301-282-1028

at work
301-952-9251

RECEIVED
COUNTY BOARD OF APPEALS
MAR 12 1985

IN THE MATTER OF : BEFORE
THE APPLICATION OF : COUNTY BOARD OF APPEALS
FOR A VARIANCE ON : OF
PROPERTY LOCATED ON THE : BALTIMORE COUNTY
NORTHEAST SIDE OF COVE RD., :
445' EAST OF THE CENTERLINE :
OF STANSBURY RD. (EXTENDED) : No. 84-311-A
(8418 COVE ROAD) :
12th DISTRICT :

OPINION

This case comes before the Board as an appeal from the Order
of the Zoning Commissioner of Baltimore County, dated October 17, 1984, which
in part denied and in part dismissed variances requested by the Petitioner. The
dismissed request for variance sought relief from the setback requirements contained
in the Baltimore County Zoning Regulations (BCZR), Section 400.1, and the denied
variance sought relief from Section 400.3. These variances were requested so as
to allow the property owner to retain a second story addition to her accessory
structure. Additionally, the Zoning Commissioner ordered that the subject addition
to this property may remain, subject to restrictions.

Rarely has this Board entertained an appeal where the parties were
so hostile toward each other. The general area wherein this property is located is
zoned M.L. and is not aesthetically pleasing in the traditional residential sense.
Nonetheless, both the Petitioner and Protestants have employed legal counsel and
engineering experts, obviously at some expense, to contest the propriety of the
storage shed addition. It is unfortunate that this issue could not be resolved
amicably by the parties.

In any event, the testimony in this case was long and merits review.
The Petitioner, Mary M. Clark, testified. Although her memory as to recent
developments was at times unclear, she was able to provide background as to the
history of this property.

Mary M. Clark
Case No. 84-311-A

2.

She and her husband, who is now deceased, purchased this waterfront property approximately 35 years ago. In 1951, they constructed a residence which remains to this date. In the years between the date of construction and 1970, the residence was used as a summer home to entertain and for relaxation. In 1970, after Mr. Clark's death, Mrs. Clark moved into the house year round. She remained in the home until 1978, when she moved out, in order to make room for her children and their families, who are the current residents.

The requested variance pertains to a shed measuring 10' x 36', which is located on the rear property line located on Cove Road. The side of the shed is nine inches from the property line of the Protestants, Mr. and Mrs. Haas. The proximity of the shed to the side property line is in violation of the current setback requirements of the BCZR, Sec. 400.1; therefore, a variance was requested.

The reasons for the construction of this concrete block shed, which occurred in 1952, were twofold. First, because the house does not contain a basement and only a small attic, the shed was built to provide room for storage. Also, the shed was built for use as a bath house. When Mrs. Clark moved into the property full time, bringing with her many of the belongings from the family's winter home, this storage space was needed even more.

Mrs. Clark also testified as to the shed's second story addition, which is the subject of this appeal. This addition, on which construction began in 1983, was originally intended to serve as an apartment for Mrs. Clark. Later, when objections were made by the Protestants and the County, the Petitioner decided that the addition would be used only for storage. Although it strained credibility, Mrs. Clark testified that the storage needs of her family necessitated the second storage addition. This opinion was offered despite the size of the addition, which the Board believes is excessive for the stated purpose and the design of the second story addition, which would cause obvious difficulty in attempting to store any items up the steps and on the second floor.

Mary M. Clark
Case No. 84-311-A

3.

These claims for needed storage area were echoed in the testimony of Mrs. Clark's son, Louis J. Clark. Mr. Clark testified that in June, 1983, he commenced work on the shed in order to repair its leaky roof. In order to replace the worn roof, Mr. Clark took rather drastic measures. On top of the existing roof, he constructed a concrete roof of several inch thickness. Additionally, this construction measured 18' x 36', therefore overlapping the existing shed by approximately eight feet. This overage was supported by three large brick columns. Although Mr. Clark testified at this construction was initially intended only to serve as a replacement for a defective roof, the resulting concrete base/roof could accommodate and support a second story addition, which was in fact later added. After construction of this roof replacement, Mr. Clark belatedly applied to the County for a building permit. A permit was issued, allowing for the construction of an addition to the side of the existing shed. When construction continued on the second story addition, two stop-work orders were issued by the County for construction not in compliance with that allowed by the permit. In that over 80% of the second story addition was completed, the County allowed the addition's roof to be completed so as to prevent damage by the elements. Thus, the addition presently is in a state of limbo, not fully completed, yet in substance, nearly done. The roof line of this addition is, at the average, 18'4" high.

Additionally, Mr. Clark testified that to reduce the height of the addition to 15', as restricted by the Zoning Commissioner, would be unrealistic, as the necessary roof angle would make the inside of the shed unusable.

Also testifying during the Petitioner's case, was the brother-in-law of the Petitioner, Mr. William Omay, and two neighbors, Frances Calp and Alice Miller. Mr. Omay testified as to the structural integrity of the original shed, which he helped build. The neighbors indicated that they had no objection to the addition.

Mary M. Clark
Case No. 84-311-A

4.

In opposition to the addition, the Protestant, Norma J. Haas testified. This long time neighbor believes that the vertical addition blocks her view and sunlight, causes water run-off on her property during rain storms, and may contribute to termite infestation to her garage, which is immediately adjacent to the shed. She also testified that property values would be adversely affected by this construction. However, she had no professional opinion to support her opinions and admitted that the original shed has been on the property and part of the neighborhood for many years.

Also testifying for the Protestants was Frieda Zeberlein, a neighbor who opposed the addition, and Charles Strosnider, Jr., of Baltimore County. Mr. Strosnider testified as to the work permits issued by the County, which allowed a horizontal expansion and the resulting stop-work orders when the County learned that the addition was not being constructed as permitted.

The final two witnesses before the Board were experts in the field of architecture and land use planning. An expert appeared for each side and it was their testimony on which this Board greatly relied. Both experts provided excellent testimony as to County regulation and the practicalities of this specific property.

On behalf of the Petitioner was George Gavrelis. Mr. Gavrelis stated his understanding of the regulations governing this accessory structure. These regulations set forth the requirements for area, set-back and height.

Under the provisions of the BCZR, Section 302, height and area regulations for this M.L. zoned property are governed by the regulations which are applicable to the predominant residential zone adjacent, in this case, D.R. 5.5.

Mary M. Clark
Case No. 84-311-A

5.

Under the applicable regulation, an accessory building "shall be located in the rear yard and shall occupy not more than 40% thereof". (B.C.Z.R. Sec. 400.1)

Based upon the shed's dimensions, it was Mr. Gavrelis's conclusion that this accessory structure's footprint area was in compliance with Sec. 400.1. We agree.

Secondly, insofar as setback requirements, because this shed was built prior to the adoption of that portion of the B.C.Z.R., Sec. 400.1 providing setback limitation, and because the addition was a vertical extension, Mr. Gavrelis and the Zoning Commissioner concluded that a variance for the setback requirements is not required. Here too, we agree, therefore affirming the Zoning Commissioner's dismissal of the variance requesting relief from setback requirements.

Thus, the final issue on which the case turns is whether a variance on the height requirement must be granted. This height limitation is found in the B.C.Z.R. Sec. 400.3, and which provides that an accessory structure cannot be higher than 15 feet. In support of the height variance, Mr. Gavrelis opined that expansion of the shed addition horizontally would be impractical due to flood plain restrictions. Under these restrictions, the 1st floor on the addition must be a minimum of 10.4 feet above sea level. In that the existing shed floor, which was built prior to these flood plain restrictions, is only 7.9 feet above sea level, Mr. Gavrelis stated that a horizontal addition would be impractical because the floors of the shed and its addition would be some 2.5 feet apart. Additionally, this expert witness stated that horizontal expansion would necessitate the removal of a long standing tree in the yard, which is aesthetically pleasing.

Mary M. Clark
Case No. 84-311-A

6.

Finally, Mr. Gavrelis believed that allowing the second story addition was the only practical alternative and would not cause any detriment to the neighborhood.

The testimony of the Protestants' expert, Gilbert Cook, directly contradicted that of Mr. Gavrelis. Mr. Cook suggested what he labeled "two viable alternatives" to the present expansion. The first was to make the addition horizontal to the existing shed, as was allowed by the permit. Although the flood plain restrictions would cause a raised floor level, this could be achieved by building the addition on piers, which could then be hidden by extending the outer walls. In the alternative, another shed could be constructed elsewhere on the property. Either of these alternatives, according to Mr. Cook, would be better architecturally and from a practical standpoint more preferable to the current expansion which is of poor design and utility.

The standard in determining whether a variance should be granted has been set forth by the appellate courts of this state under a practical difficulty test. Under that test, three factors must be considered in determining whether practical difficulty exists and hence, the variance should be granted. These factors are:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to the applicant as well as other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v Board of Appeals of Town of Chesapeake Beach,
22 MD. App. 28 (1974).

Mary M. Clark
Case No. 84-311-A

7.

In our view, the Petitioner has failed to meet the standard enunciated in Anderson and therefore her petition for a variance must fail.

As noted earlier, the necessity of this addition for storage purposes is questionable. However, even if there is such a need, there are several alternatives other than an upward expansion. As Mr. Cook indicated, a horizontal expansion is not only possible, but preferable. Such an expansion would be permitted under the County's current regulations and, as such, should be favored over the requested petition for variance. Even Mr. Gavrelis, the expert for the Petitioner, conceded that an adoption of Mr. Cook's proposed expansion is architecturally possible. We therefore affirm the Zoning Commissioner's reasoning in denying this variance and hold that there is no practical difficulty because there are viable alternatives to the proposed expansion.

There also exists a question as to the hardship and loss which may result to the Petitioner in view of our decision. However, we again concur with the reasoning and result reached by the Zoning Commissioner. In this case, any hardship was self-created. The subject addition was constructed without County approval and later, when permits were obtained, in contravention of the terms of those permits. We must view this petition for variance in the same light as if no construction had taken place and not use the self created hardship as a reason for granting the requested relief. Noted the Maryland Court of Appeals in Salisbury Board v Bounds, 240 MD. 547, 214 A 2nd 810 (1965), "The hardship here relied on was entirely self-created and the Board properly refused to allow it to be used as a fulcrum to lift, by way of a variance, the valid limitations imposed by the . . . Code".

Finally, much of the Petitioner's testimony concerned the surrounding community and that, due to its character, this construction could not be considered as having an adverse impact.

Mary M. Clark
Case No. 84-311-A

8.

Again, we disagree and affirm the reasoning and conclusions of the Zoning Commissioner. The language of the B.C.Z.R. Sec. 400.3 et seq is clear and unambiguous and should be enforced. To grant this variance only because the surrounding community is not as aesthetically pleasing as other residential communities would be improper.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 30th day of April, 1985, by the County Board of Appeals, ORDERED that the variances to permit a side yard setback of nine inches and a rear yard setback of zero feet rather than the required 2 1/2 feet for an existing accessory structure, are hereby DISMISSED; and

IT IS FURTHER ORDERED that the variance to permit an average height of 18' 4" instead of the required 15 feet, is DENIED; and

IT IS FURTHER ORDERED that the Order of the Zoning Commissioner of Baltimore County, dated October 17, 1984, be and is hereby AFFIRMED in its entirety.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
Keith S. Franz, Acting Chairman
Lawrence E. Schmidt
Diana K. Vincent

EXISTING BEAR CREEK
50' 0"

122' 0"

EXISTING FENCE

10' 0"

20' 0"

EXISTING DWELLING

30' 0"

(front)

155' 0"

EXISTING WALL

12' 0"

LIMITS OF UTILITY

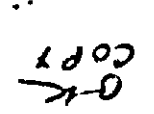
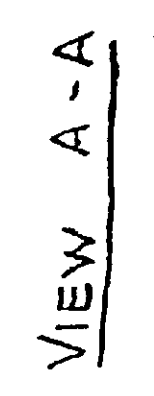
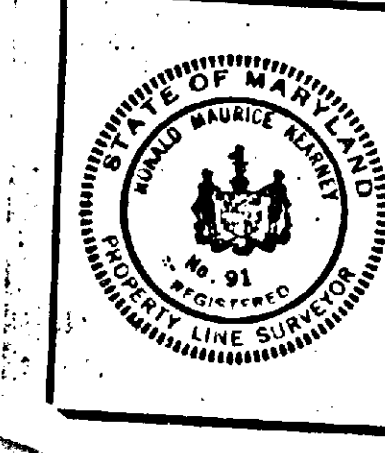
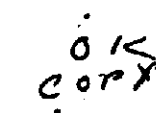
EXISTING POND

30'

EXISTING FENCE

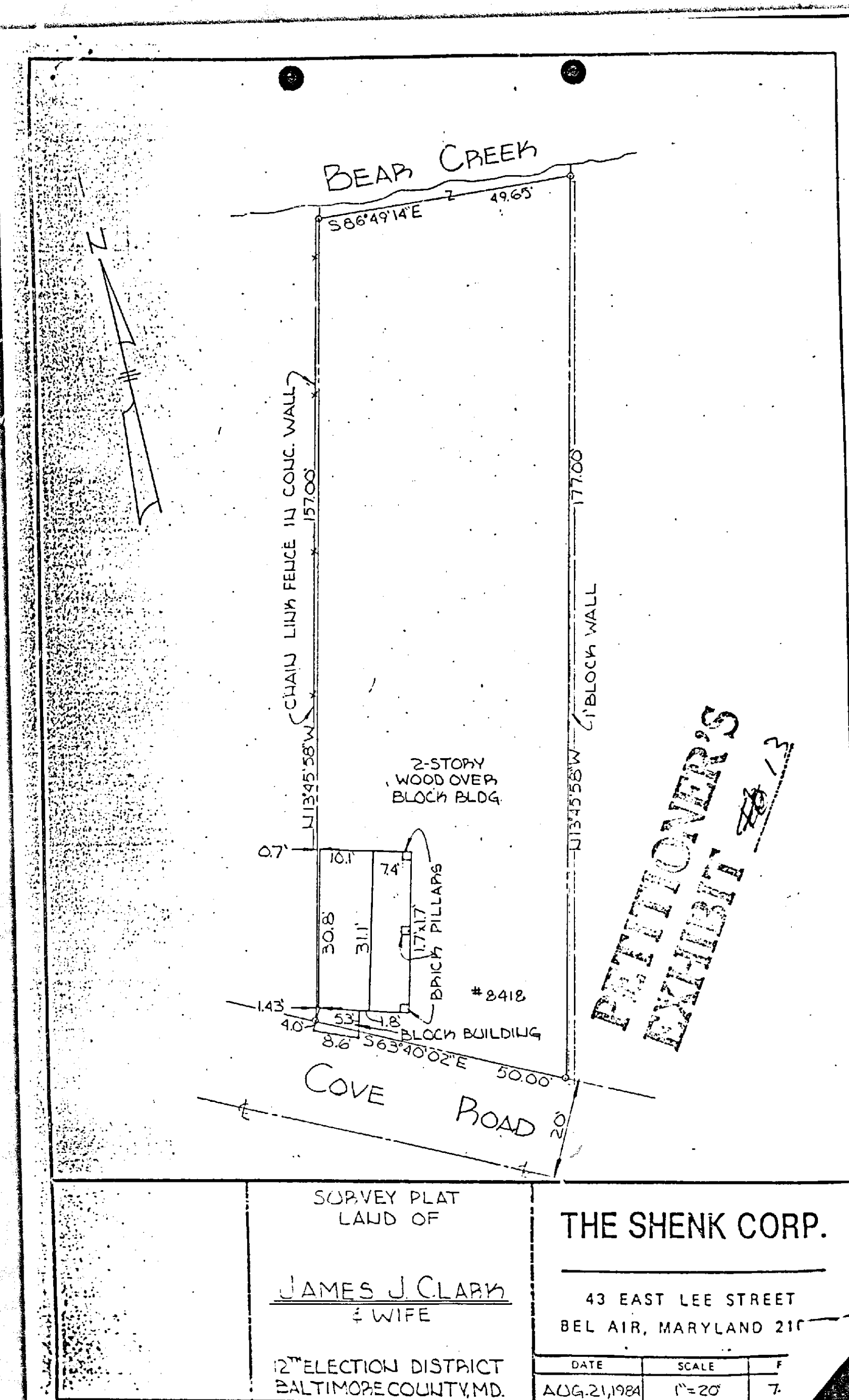
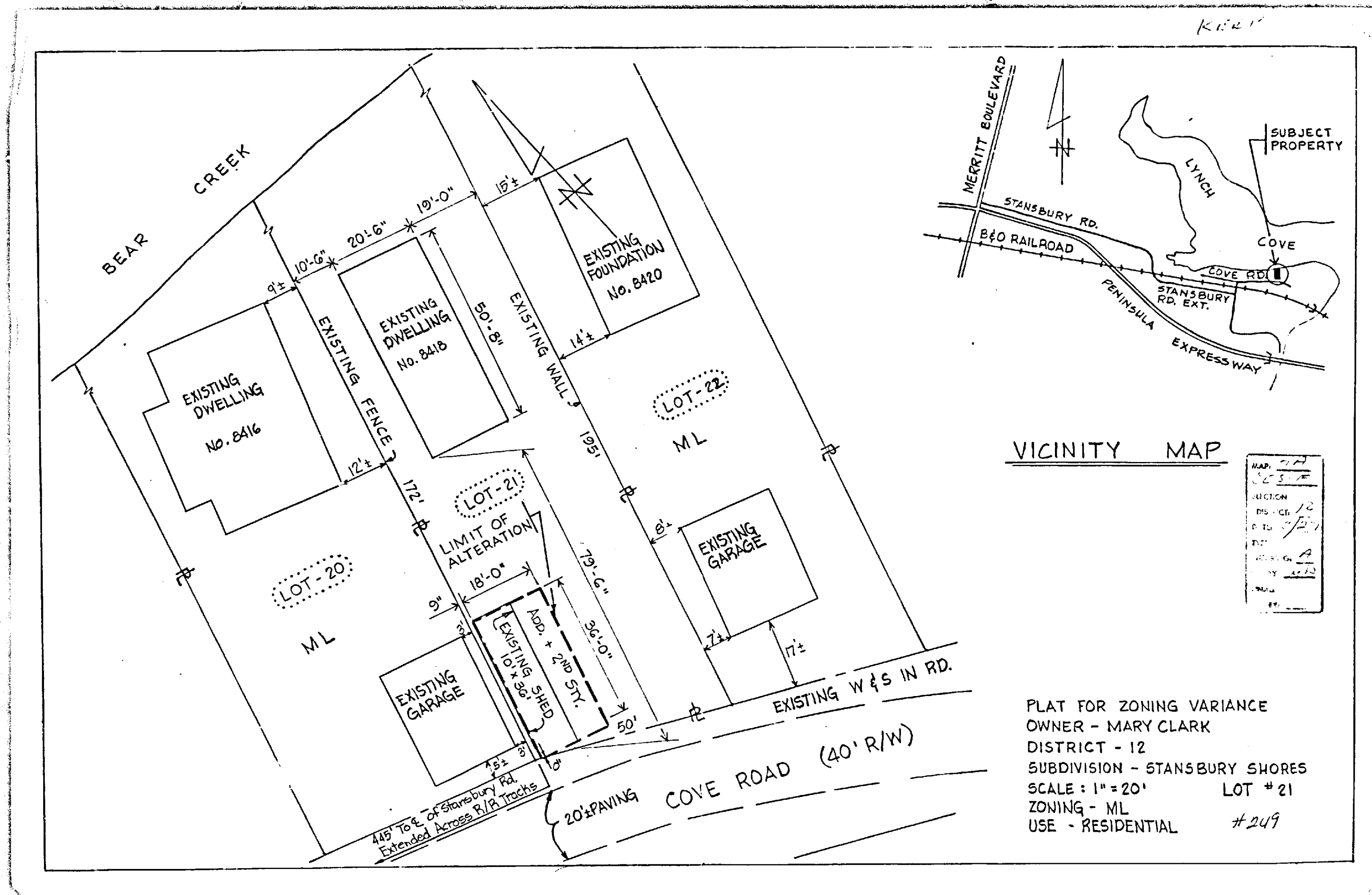
12' 0"

ROAD NAME COURT ROAD



1/4/54
Spoke to Eileen re. photo.
Did not send over photo or registration
in file. I spoke with them
at Fedrig. will have to borrow
from out of the office.

Case # 84-311-A J.H.



#84-34-A - CLARK
 Part 2 A, B, C
 Part 3 A to N
 " 4 A to E
 " 5 A to H

BALTIMORE COUNTY, MARYLAND
 Office of the Buildings Engineer

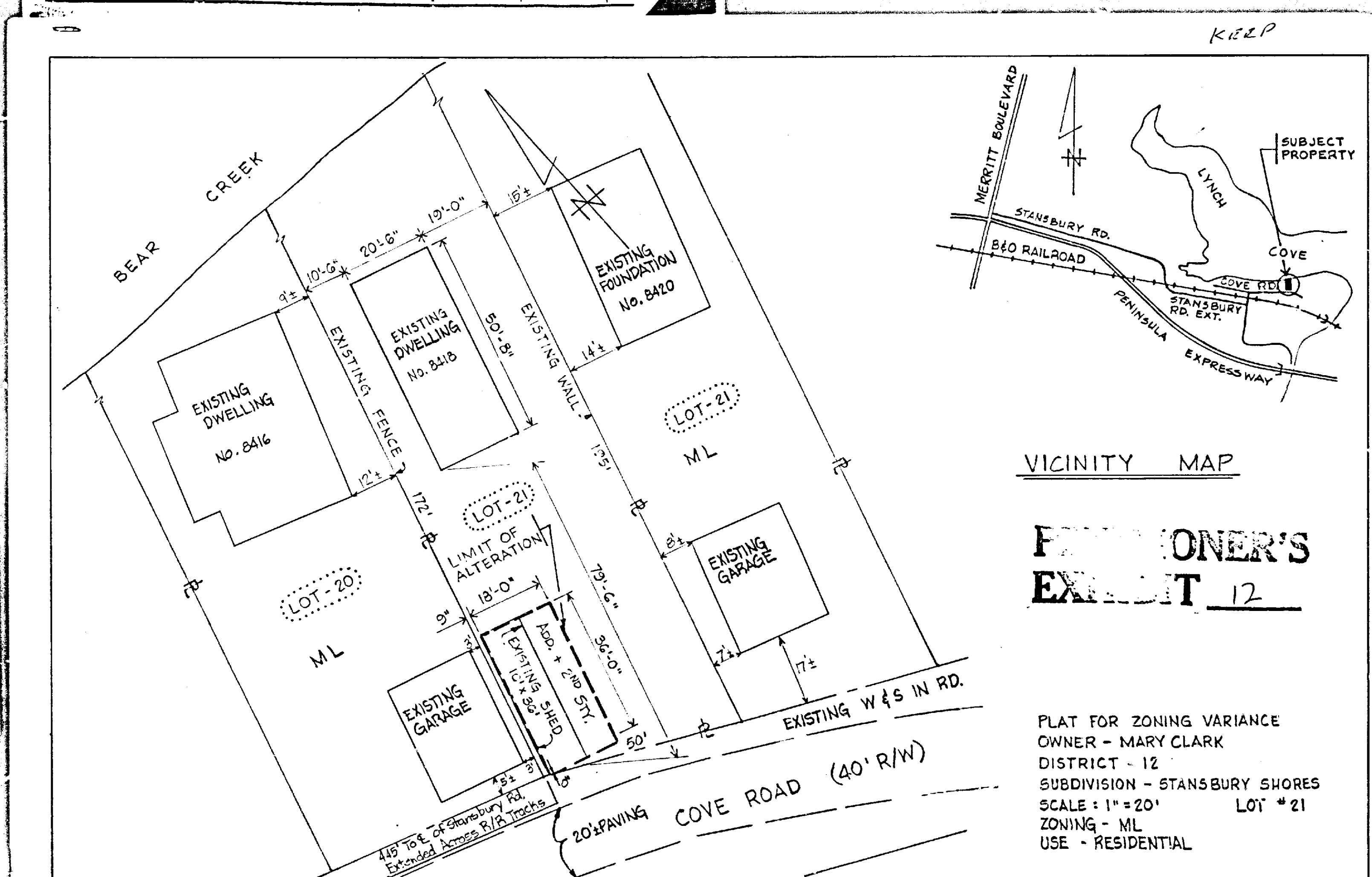
Job Located at: 8418 Cove Rd.
 District: 12
 Permit No.: 1110/1120

STOP WORK ORDER

Notice No. E 0141

YOU ARE HEREBY NOTIFIED THAT ALL WORK BEING PERFORMED AT THIS LOCATION SHALL IMMEDIATELY STOP, WITH THE EXCEPTION OF CORRECTIONS TO THE FOLLOWING VIOLATIONS OF THE LAWS OF BALTIMORE COUNTY CODE 24-101.01, 24-101.02, 24-101.03, 24-101.04, 24-101.05, 24-101.06, 24-101.07, 24-101.08, 24-101.09, 24-101.10, 24-101.11, 24-101.12, 24-101.13, 24-101.14, 24-101.15, 24-101.16, 24-101.17, 24-101.18, 24-101.19, 24-101.20, 24-101.21, 24-101.22, 24-101.23, 24-101.24, 24-101.25, 24-101.26, 24-101.27, 24-101.28, 24-101.29, 24-101.30, 24-101.31, 24-101.32, 24-101.33, 24-101.34, 24-101.35, 24-101.36, 24-101.37, 24-101.38, 24-101.39, 24-101.40, 24-101.41, 24-101.42, 24-101.43, 24-101.44, 24-101.45, 24-101.46, 24-101.47, 24-101.48, 24-101.49, 24-101.50, 24-101.51, 24-101.52, 24-101.53, 24-101.54, 24-101.55, 24-101.56, 24-101.57, 24-101.58, 24-101.59, 24-101.60, 24-101.61, 24-101.62, 24-101.63, 24-101.64, 24-101.65, 24-101.66, 24-101.67, 24-101.68, 24-101.69, 24-101.70, 24-101.71, 24-101.72, 24-101.73, 24-101.74, 24-101.75, 24-101.76, 24-101.77, 24-101.78, 24-101.79, 24-101.80, 24-101.81, 24-101.82, 24-101.83, 24-101.84, 24-101.85, 24-101.86, 24-101.87, 24-101.88, 24-101.89, 24-101.90, 24-101.91, 24-101.92, 24-101.93, 24-101.94, 24-101.95, 24-101.96, 24-101.97, 24-101.98, 24-101.99, 24-101.100.

ALL CORRECTIONS COMPLETE AND APPROVED
 DATE: 3/6/83 SIGNED INSPECTOR: [Signature]
 DO NOT REMOVE THIS TAG



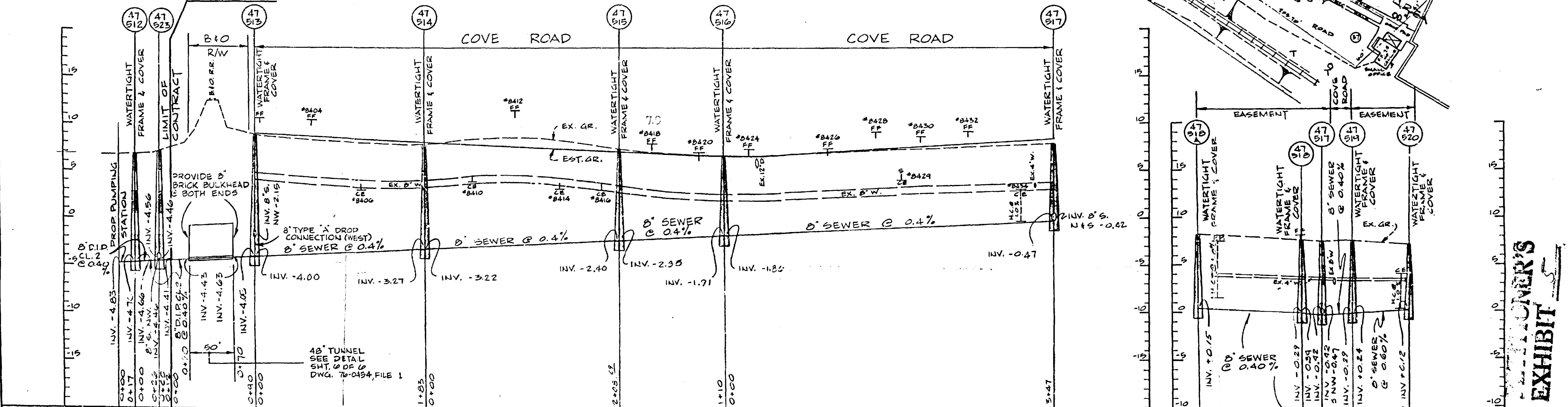
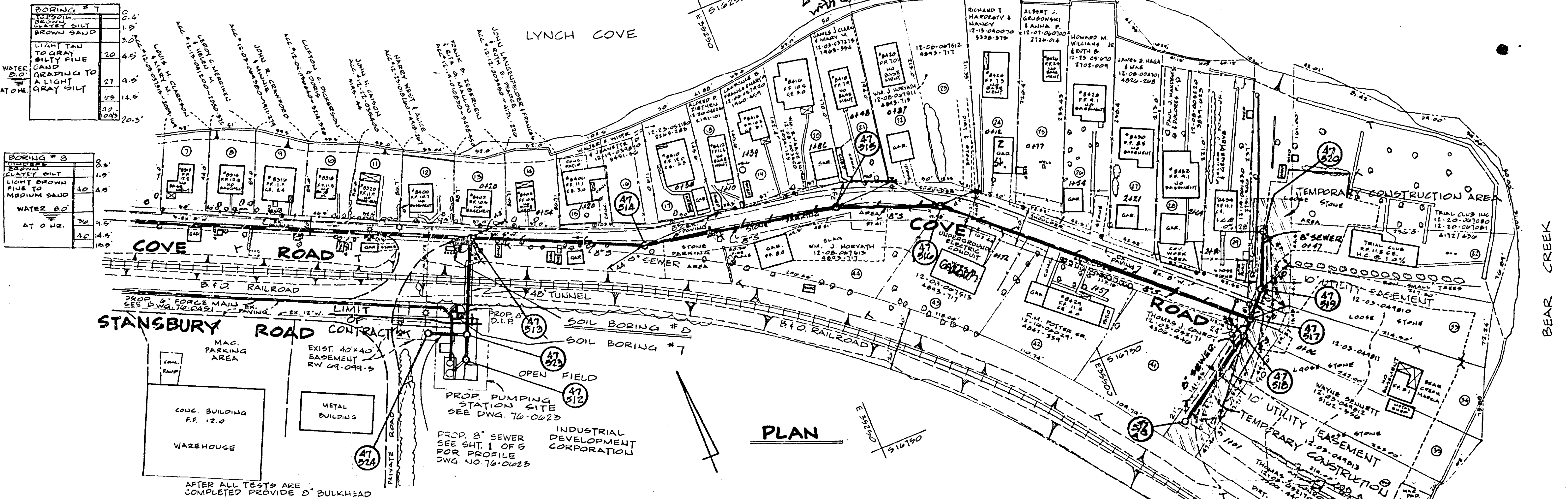
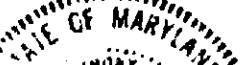
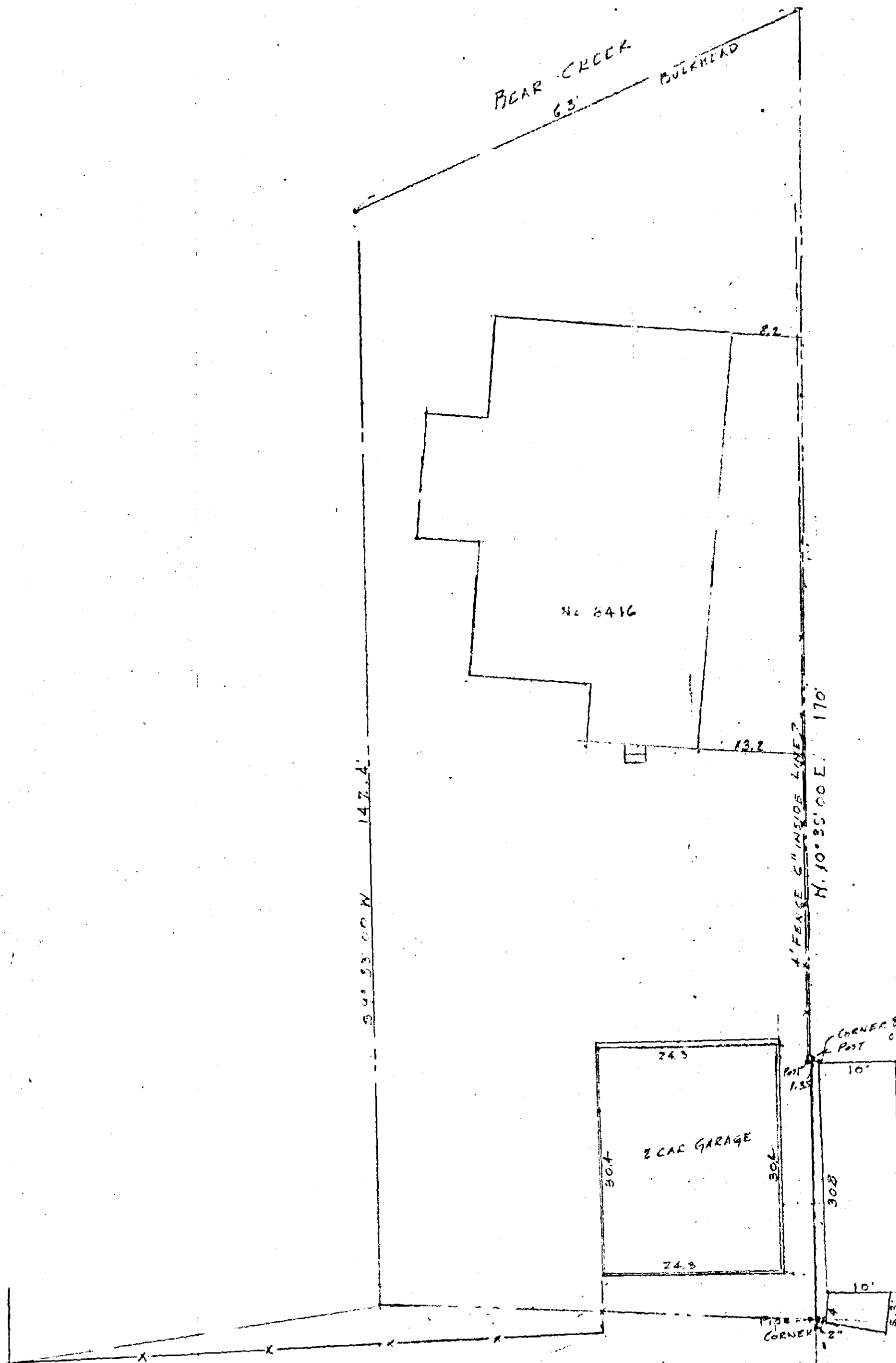


EXHIBIT 5

	CITY OF BALTIMORE									
	DIRECTOR DEPT. OF PUBLIC WORKS			DATE		CHIEF, WATER DIV. BUREAU OF ENGINEERING			DATE	
	DATE	RIGHT OF WAY	REF.	ROAD PERMIT AND GRADES		P. W. A. DIR. NO.	CONTRACT NO.	REVISED AS PER RECORD PRINT		
	12-14-76	76-208	E/W	PERMIT REQUESTED		*4580		J.O.	DRAFTSMAN	DATE
				PERMIT NUMBER				1-2-582	B.J. Hummer	9-8-78
				GRADE ESTABLISHED						
				PROFILE NUMBER						
				68-104-2						
<u>PROFILE</u>										
77270 SXO										
DESIGNED GJD DRAWN GJD CHECKED PYR DATE 11/30/76 LIC. NO. 3774 BUREAU OF ENGINEERING HIGHWAYS JAT ER STRUCTURES EJB STORM DRAINS JFL SAB WATER GGT SEWER GGT FIELD ENGINEER APPROVED [Signature] CHIEF DEPARTMENT OF PUBLIC WORKS [Signature] DIRECTOR LEVEL BK KEY SHEET E-SW POSITION SHEET 17SE24 SCALE PLAN: 1"=50' PROFILE: HOR. 1"=50' VERT. 1"=5' BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING JOB ORDER NO. 1-2-58 SHEET 2 OF DWG. NO. 76-045 FILE:										



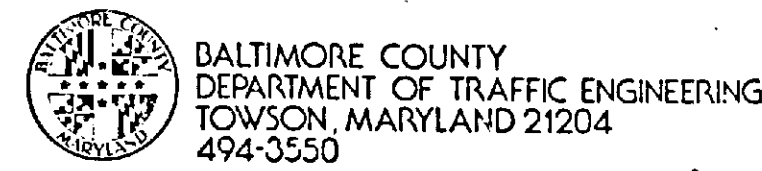
**PROTESTANT'S
EXHIBIT 3**

DLED 2024/125

PROPERTY OF
EDWARD HAASE & WIFE
8416 COVE ROAD (40' WIDE)
BALTIMORE COUNTY, MD
SCALE 1"=10' SEPT. 18, 1984
RUSSELL M. HERBERT
LAND SURVEYOR
1209 E 36TH ST
BALTIMORE MD 21218

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested, will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit _____



STEPHEN E. COLLINS
DIRECTOR

April 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 240, 241, 242, 243, 244, 246, 247, 249 and 250 Meeting of March 27, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 240, 241, 242, 243, 244, 246, 247, 249, and 250.

Michael S. Hanigan
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Arnold Jablon, Zoning Commissioner
TO: Office of Planning and Zoning Date: April 6, 1984

FROM: Jan J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

Meeting - March 27, 1984

Item #245 - State of Maryland (State Universities and Colleges)

Item #249 - Mary M. Clark

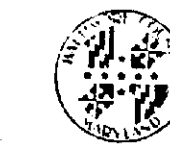
Item #251 - Replay Limited, Inc.

Meeting - April 3, 1984

Item #255 - Betty H. Gamewell

Item #257 - Michael P. Janicki

ITP/rth



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

March 27, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Mary M. Clark

Location: NE/S Cove Road 445' E. from c/l Stansbury Road extended

Item No.: 249

Zoning Agenda: Meeting of 3/27/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

PROTESTANT'S EXHIBIT 10

IN THE MATTER OF:

REQUEST FOR ZONING VARIANCE
AT 8418 COVE ROAD,
BALTIMORE COUNTY, MARYLAND

Case No. 84-311-A

PETITION

WE, the owners of the property listed after our names, do wish to register our protest against the zoning variance requested for the property located at 8418 Cove Road:

NAME	ADDRESS	DATE
W. E. Haase	8416 Cove Rd.	5/3/84
Mr. P. P. P.	8414 Cove Rd.	5/3/84
Mr. P. P. P.	8412 Cove Rd.	5/3/84
Mr. P. P. P.	8410 Cove Rd.	5/3/84
Mr. P. P. P.	8408 Cove Rd.	5/3/84
Mr. P. P. P.	8406 Cove Rd.	5/3/84
Mr. P. P. P.	8404 Cove Rd.	5/3/84
Mr. P. P. P.	8402 Cove Rd.	5/3/84
Mr. P. P. P.	8400 Cove Rd.	5/3/84
Mr. P. P. P.	8398 Cove Rd.	5/3/84
Mr. P. P. P.	8396 Cove Rd.	5/3/84
Mr. P. P. P.	8394 Cove Rd.	5/3/84
Mr. P. P. P.	8392 Cove Rd.	5/3/84
Mr. P. P. P.	8390 Cove Rd.	5/3/84
Mr. P. P. P.	8388 Cove Rd.	5/3/84
Mr. P. P. P.	8386 Cove Rd.	5/3/84
Mr. P. P. P.	8384 Cove Rd.	5/3/84
Mr. P. P. P.	8382 Cove Rd.	5/3/84
Mr. P. P. P.	8380 Cove Rd.	5/3/84
Mr. P. P. P.	8378 Cove Rd.	5/3/84
Mr. P. P. P.	8376 Cove Rd.	5/3/84
Mr. P. P. P.	8374 Cove Rd.	5/3/84
Mr. P. P. P.	8372 Cove Rd.	5/3/84
Mr. P. P. P.	8370 Cove Rd.	5/3/84
Mr. P. P. P.	8368 Cove Rd.	5/3/84
Mr. P. P. P.	8366 Cove Rd.	5/3/84
Mr. P. P. P.	8364 Cove Rd.	5/3/84
Mr. P. P. P.	8362 Cove Rd.	5/3/84
Mr. P. P. P.	8360 Cove Rd.	5/3/84
Mr. P. P. P.	8358 Cove Rd.	5/3/84
Mr. P. P. P.	8356 Cove Rd.	5/3/84
Mr. P. P. P.	8354 Cove Rd.	5/3/84
Mr. P. P. P.	8352 Cove Rd.	5/3/84
Mr. P. P. P.	8350 Cove Rd.	5/3/84
Mr. P. P. P.	8348 Cove Rd.	5/3/84
Mr. P. P. P.	8346 Cove Rd.	5/3/84
Mr. P. P. P.	8344 Cove Rd.	5/3/84
Mr. P. P. P.	8342 Cove Rd.	5/3/84
Mr. P. P. P.	8340 Cove Rd.	5/3/84
Mr. P. P. P.	8338 Cove Rd.	5/3/84
Mr. P. P. P.	8336 Cove Rd.	5/3/84
Mr. P. P. P.	8334 Cove Rd.	5/3/84
Mr. P. P. P.	8332 Cove Rd.	5/3/84
Mr. P. P. P.	8330 Cove Rd.	5/3/84
Mr. P. P. P.	8328 Cove Rd.	5/3/84
Mr. P. P. P.	8326 Cove Rd.	5/3/84
Mr. P. P. P.	8324 Cove Rd.	5/3/84
Mr. P. P. P.	8322 Cove Rd.	5/3/84
Mr. P. P. P.	8320 Cove Rd.	5/3/84
Mr. P. P. P.	8318 Cove Rd.	5/3/84
Mr. P. P. P.	8316 Cove Rd.	5/3/84
Mr. P. P. P.	8314 Cove Rd.	5/3/84
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Mr. P. P. P.	8306 Cove Rd.	5/3/84
Mr. P. P. P.	8304 Cove Rd.	5/3/84
Mr. P. P. P.	8302 Cove Rd.	5/3/84
Mr. P. P. P.	8300 Cove Rd.	5/3/84
Mr. P. P. P.	8298 Cove Rd.	5/3/84
Mr. P. P. P.	8296 Cove Rd.	5/3/84
Mr. P. P. P.	8294 Cove Rd.	5/3/84
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Mr. P. P. P.	8236 Cove Rd.	5/3/84
Mr. P. P. P.	8234 Cove Rd.	5/3/84
Mr. P. P. P.	8232 Cove Rd.	5/3/84
Mr. P. P. P.	8230 Cove Rd.	5/3/84
Mr. P. P. P.	8228 Cove Rd.	5/3/84
Mr. P. P. P.	8226 Cove Rd.	5/3/84
Mr. P. P. P.	8224 Cove Rd.	5/3/84
Mr. P. P. P.	8222 Cove Rd.	5/3/84
Mr. P. P. P.	8220 Cove Rd.	5/3/84
Mr. P. P. P.	8218 Cove Rd.	5/3/84
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Mr. P. P. P.	8182 Cove Rd.	5/3/84
Mr. P. P. P.	8180 Cove Rd.	5/3/84
Mr. P. P. P.	8178 Cove Rd.	5/3/84
Mr. P. P. P.	8176 Cove Rd.	5/3/84
Mr. P. P. P.	8174 Cove Rd.	5/3/84
Mr. P. P. P.	8172 Cove Rd.	5/3/84
Mr. P. P. P.	8170 Cove Rd.	5/3/84
Mr. P. P. P.	8168 Cove Rd.	5/3/84
Mr. P. P. P.	8166 Cove Rd.	5/3/84
Mr. P. P. P.	8164 Cove Rd.	5/3/84
Mr. P. P. P.	8162 Cove Rd.	5/3/84
Mr. P. P. P.	8160 Cove Rd.	5/3/84
Mr. P. P. P.	8158 Cove Rd.	5/3/84
Mr. P. P. P.	8156 Cove Rd.	5/3/84
Mr. P. P. P.	8154 Cove Rd.	5/3/84
Mr. P. P. P.	8152 Cove Rd.	5/3/84
Mr. P. P. P.	8150 Cove Rd.	5/3/84
Mr. P. P. P.	8148 Cove Rd.	5/3/84
Mr. P. P. P.	8146 Cove Rd.	5/3/84
Mr. P. P. P.	8144 Cove Rd.	5/3/84
Mr. P. P. P.	8142 Cove Rd.	5/3/84
Mr. P. P. P.	8140 Cove Rd.	5/3/84
Mr. P. P. P.	8138 Cove Rd.	5/3/84
Mr. P. P. P.	8136 Cove Rd.	5/3/84
Mr. P. P. P.	8134 Cove Rd.	5/3/84
Mr. P. P. P.	8132 Cove Rd.	5/3/84
Mr. P. P. P.	8130 Cove Rd.	5/3/84
Mr. P. P. P.	8128 Cove Rd.	5/3/84
Mr. P. P. P.	8126 Cove Rd.	5/3/84
Mr. P. P. P.	8124 Cove Rd.	5/3/84
Mr. P. P. P.	8122 Cove Rd.	5/3/84
Mr. P. P. P.	8120 Cove Rd.	5/3/84
Mr. P. P. P.	8118 Cove Rd.	5/3/84
Mr. P. P. P.	8116 Cove Rd.	5/3/84
Mr. P. P. P.	8114 Cove Rd.	5/3/84
Mr. P. P. P.	8112 Cove Rd.	5/3/84
Mr. P. P. P.	8110 Cove Rd.	5/3/84
Mr. P. P. P.	8108 Cove Rd.	5/3/84
Mr. P. P. P.	8106 Cove Rd.	5/3/84
Mr. P. P. P.	8104 Cove Rd.	5/3/84
Mr. P. P. P.	8102 Cove Rd.	5/3/84
Mr. P. P. P.	8100 Cove Rd.	5/3/84
Mr. P. P. P.	8098 Cove Rd.	5/3/84
Mr. P. P. P.	8096 Cove Rd.	5/3/84
Mr. P. P. P.	8094 Cove Rd.	5/3/84
Mr. P. P. P.	8092 Cove Rd.	5/3/84
Mr. P. P. P.	8090 Cove Rd.	5/3/84
Mr. P. P. P.	8088 Cove Rd.	5/3/84
Mr. P. P. P.	8086 Cove Rd.	5/3/84
Mr. P. P. P.	8084 Cove Rd.	5/3/84
Mr. P. P. P.	8082 Cove Rd.	5/3/84
Mr. P. P. P.	8080 Cove Rd.	5/3/84
Mr. P. P. P.	8078 Cove Rd.	5/3/84
Mr. P. P. P.	8076 Cove Rd.	5/3/84
Mr. P. P. P.	8074 Cove Rd.	5/3/84
Mr. P. P. P.	8072 Cove Rd.	5/3/84
Mr. P. P. P.	8070 Cove Rd.	5/3/84
Mr. P. P. P.	8068 Cove Rd.	5/3/84
Mr. P. P. P.	8066 Cove Rd.	5/3/84
Mr. P. P. P.	8064 Cove Rd.	5/3/84
Mr. P. P. P.	8062 Cove Rd.	5/3/84
Mr. P. P. P.	8060 Cove Rd.	5/3/84
Mr. P. P. P.	8058 Cove Rd.	5/3/84
Mr. P. P. P.	8056 Cove Rd.	5/3/84
Mr. P. P. P.	8054 Cove Rd.	5/3/84
Mr. P. P. P.	8052 Cove Rd.	5/3/84
Mr. P. P. P.	8050 Cove Rd.	5/3/84
Mr. P. P. P.	8048 Cove Rd.	5/3/84
Mr. P. P. P.	8046 Cove Rd.	5/3/84
Mr. P. P. P.	8044 Cove Rd.	5/3/84
Mr. P. P. P.	8042 Cove Rd.	5/3/84
Mr. P. P. P.	8040 Cove Rd.	5/3/84
Mr. P. P. P.	8038 Cove Rd.	5/3/84
Mr. P. P. P.	8036 Cove Rd.	5/3/84
Mr. P. P. P.	8034 Cove Rd.	5/3/84
Mr. P. P. P.	8032 Cove Rd.	5/3/84
Mr. P. P. P.	8030 Cove Rd.	5/3/84
Mr. P. P. P.	8028 Cove Rd.	5/3/84
Mr. P. P. P.	8026 Cove Rd.	5/3/84
Mr. P. P. P.	8024 Cove Rd.	5/3/84
Mr. P. P. P.	8022 Cove Rd.	5/3/84
Mr. P. P. P.	8020 Cove Rd.	5/3/84
Mr. P. P. P.	8018 Cove Rd.	5/3/84
Mr. P. P. P.	8016 Cove Rd.	5/3/84
Mr. P. P. P.	8014 Cove Rd.	5/3/84
Mr. P. P. P.	8012 Cove Rd.	5/3/84
Mr. P. P. P.	8010 Cove Rd.	5/3/84
Mr. P. P. P.	8008 Cove Rd.	5/3/84
Mr. P. P. P.	8006 Cove Rd.	5/3/84
Mr. P. P. P.	8004 Cove Rd.	5/3/84
Mr. P. P. P.	8002 Cove Rd.	5/3/84
Mr. P. P. P.	8000 Cove Rd.	5/3/84
Mr. P. P. P.	7998 Cove Rd.	5/3/84
Mr. P. P. P.	7996 Cove Rd.	5/3/84
Mr. P. P. P.	7994 Cove Rd.	5/3/84
Mr. P. P. P.	7992 Cove Rd.	5/3/84
Mr. P. P. P.	7990 Cove Rd.	5/3/84
Mr. P. P. P.	7988 Cove Rd.	5/3/84
Mr. P. P. P.	7986 Cove Rd.	5/3/84
Mr. P. P. P.	7984 Cove Rd.	5/3/84
Mr. P. P. P.	7982 Cove Rd.	5/3/84
Mr. P. P. P.	7980 Cove Rd.	5/3/84
Mr. P. P. P.	7978 Cove Rd.	5/3/84
Mr. P. P. P.	7976 Cove Rd.	5/3/84
Mr. P. P. P.	7974 Cove Rd.	5/3/84
Mr. P. P. P.	7972 Cove Rd.	5/3/84
Mr. P. P. P.	7970 Cove Rd.	5/3/84
Mr. P. P. P.	7968 Cove Rd.	5/3/84
Mr. P. P. P.	7966 Cove Rd.	5/3/84
Mr. P. P. P.	7964 Cove Rd.	5/3/84
Mr. P. P. P.	7962 Cove Rd.	5/3/84
Mr. P. P. P.	7960 Cove Rd.	5/3/84
Mr. P. P. P.	7958 Cove Rd.	5/3/84
Mr. P. P. P.	7956 Cove Rd.	5/3/84
Mr. P. P. P.	7954 Cove Rd.	5/3/84
Mr. P. P. P.	7952 Cove Rd.	5/3/84
Mr. P. P. P.	7950 Cove Rd.	5/3/84
Mr. P. P. P.	7948 Cove Rd.	5/3/84
Mr. P. P. P.	7946 Cove Rd.	5/3/84
Mr. P. P. P.	7944 Cove Rd.	5/3/84
Mr. P. P. P.	7942 Cove Rd.	5/3/84
Mr. P. P. P.	7940 Cove Rd.	5/3/84
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Mr. P. P. P.	7928 Cove Rd.	5/3/84
Mr. P. P. P.	7926 Cove Rd.	5/3/84
Mr. P. P. P.	7924 Cove Rd.	5/3/84
Mr. P. P. P.	7922 Cove Rd.	5/3/84
Mr. P. P. P.	7920 Cove Rd.	5/3/84
Mr. P. P. P.	7918 Cove Rd.	5/3/84
Mr. P. P. P.	7916 Cove Rd.	5/3/84

